

**CENSUS
90**

**SUB-AREA
PROFILES, 1990**

February 1993



T A B L E O F C O N T E N T S

INTRODUCTION.....	i
REPORT FORMAT	i
DATA SOURCES	i
Map of Sub-Area Boundaries	ii

SUB-AREA PROFILES

Ballard.....	53.A
Central.....	53.B
Downtown.....	53.C
Duwamish	53.D
First Hill/Capitol Hill/Madison Park.....	53.E
Lake Union.....	53.F
North.....	53.G
Northeast.....	53.H
Northwest.....	53.I
Queen Anne/Magnolia.....	53.J
Southeast.....	53.K
West Seattle.....	53.L

APPENDIX --

The Distribution of Selected Population Groups.....	A-2
The Distribution of Employed Residents and Poverty.....	A-4
The Distribution of Housing Units by Type.....	A-6
1980 and 1990 Distribution of Population and Housing Units.....	A-8
The Distribution of Land Use and Assessed Valuation.....	A-10
Land Use Densities	A-12



INTRODUCTION

Seattle is a rich and diverse city which is made up of a diverse set of neighborhoods. The purpose of this report is to present a broad description of who lives in the various parts of Seattle, what types of housing units they live in, how the land is used, and how well the residents are doing economically. This report is not intended to provide an all encompassing, in-depth analysis of what makes an area function but instead is designed to provide basic information by presenting data about selected characteristics.

Seattle has a tradition of active public and community participation and involvement. As a part of that interest in community, citizens and policy-makers have a desire and the need to know about sub-areas within the city. Unfortunately it is impossible to anticipate how each person defines a community or neighborhood area. For the purposes of this report we present data for a number of geographic areas for which we are frequently asked to provide data. These areas have been defined using the boundaries of census tracts. By using census tract as the base area we are able to conveniently provide a wide range of data from a variety of sources. Census tracts are areas defined by the U.S. Bureau of the Census for statistical reporting purposes. The Census Bureau reports population and housing data for census tracts. The boundaries used for this report are shown on the map on the opposite page.

REPORT FORMAT

The main body of this report outlines information for individual sub-areas within the city. In bullet format a description of the demographic, housing, and land use characteristics is presented. In addition to the several pages of bullets there is included four pages of data tables and two maps that provide the opportunity for further analysis by the reader. An appendix is also included that provides comparisons of the sub-areas within the city for population, employment and poverty, housing characteristics, change between 1980 and 1990, land use, and density.

DATA SOURCES

The source for most of the information presented in this report is the 1990 U.S. Census of Population and Housing. The Census provides the most complete and objective inventory of socio-economic conditions. The Census Bureau divides the city into 123 small geographic areas called census tracts. The data for the 123 census tracts have been aggregated to the sub-area level.

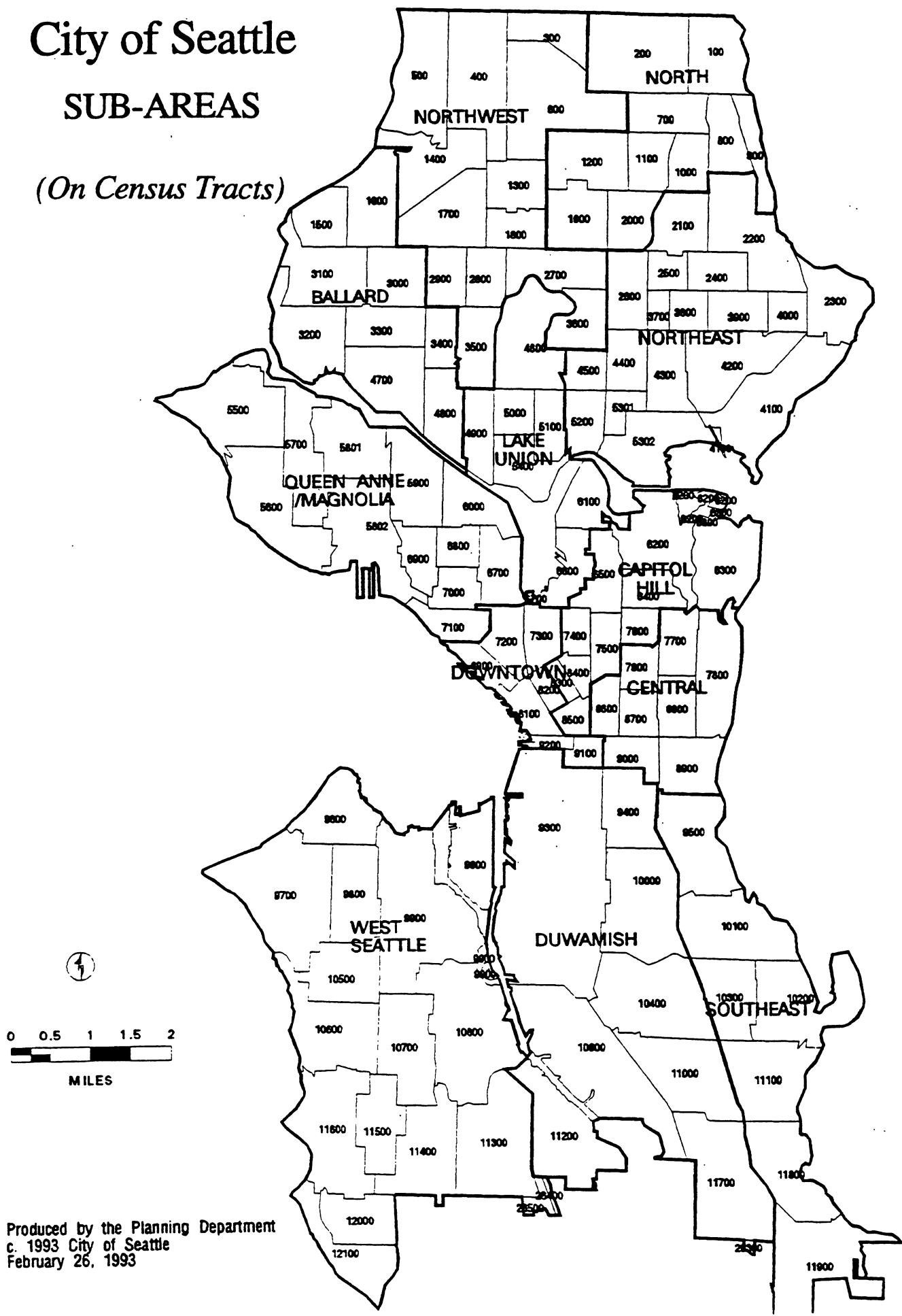
The King County Assessor data provides the source for much of the land use data. The Assessor's database is the source of information for net land area and the types of use. The gross land area and the zoned land area are extracted from the Planning Department geographic information system which contains a computerized version of the city zoning map. The Puget Sound Regional Council (PSRC) is the source for information on employment. The PSRC maintains estimates for employment for the city and for census tracts.

These sources of information provide the most current data available. However, it is still important to note that each of these data sources refers to a single point in time. The data for each of the topical areas in this report refers to 1990. Conditions may have changed since that time. The magnitude of those changes will vary from topic to topic so readers should be aware of this important limitation.

City of Seattle

SUB-AREAS

(On Census Tracts)



**CENSUS
90**



SUB-AREA PROFILES, 1990

BALLARD

February 1993



BALLARD AREA PROFILE

The Ballard area is located along Puget Sound and is bordered by Carkeek Park on the north, the Ship Canal on the south, and generally a line from Carkeek Park to Woodland Park on the east. It consists of 3,548 gross acres and is home to approximately 42,000 people. The area is predominately residential with a large concentration of commercial and industrial activity along the southern border. The following highlights present a summary of the Ballard Area. The subsequent set of tables and maps provide a much more detailed picture of the area.

Demographics

- There is a low proportion of the population in the Ballard area aged 16 to 24 and a higher proportion of people aged 65 and over:
 - Just 8.7 percent of the population is than 16 to 24 years old compared to 13.6 percent citywide.
 - 18.5 percent of the population is aged 65 and over compared to 15.2 percent citywide.
- The Ballard area has a lower percentage of its population that are people of color than is found citywide -- 7.7 percent of the population are people of color compared to 25 percent citywide.
- The Ballard area has educational levels similar to those found citywide -- 37 percent of the people 25 years and over have bachelor's, graduate or professional degree's compared to 38 percent citywide.
- Households in the Ballard area tend to be similar in size to those citywide -- on average 2.05 people live in each household compared to 2.09 citywide.
- In addition:
 - 40.1 percent of the households in the Ballard area are married couple families compared to 36 percent citywide.
 - 37.4 percent of the households are single person households compared to 40 percent citywide.
 - 5.3 percent of the households are single parent households compared to 6.2 percent citywide.
 - 11.9 percent of the households are made up of a group of unrelated people compared to 12.5 percent citywide.

Housing

- Housing units in the Ballard area are more likely to be owner occupied than in the city as a whole
 - 53.5 percent of the housing units are owner occupied compared to 46.5 percent citywide.
- The housing units in the Ballard area are more likely to be in single family structures than are housing units citywide --62.3 percent of the housing units are in single family structure as compared to 53.1 percent citywide.
- The median values of owner occupied housing units was \$140,033 compared to \$137,884.
- The median rent was \$442 compared to \$425 citywide.

Employment

- The unemployment rate in the Ballard area was similar to the city as a whole -- 4.3 percent of the labor force was unemployed in 1990 compared to 4.9 percent citywide.

Income

- Incomes in the Ballard area are quite similar to income levels citywide:
 - Median household income was \$31,488 compared to \$29,353 citywide.
 - Median Family Income was \$39,992 compared to \$39,860 citywide.
 - Per Capita Income was \$19,271 compared to \$18,308 citywide.
- The Ballard area had a lower overall poverty rate than the city as a whole -- just 6.9 percent of the population lived in poverty compared to 12.4 percent citywide.
- The rate of children living in poverty in Ballard was substantially lower than is found citywide -- 7.7 percent of the population 18 and under lived in poverty compared to 15.7 percent citywide.

Jobs

- The Ballard area has a lower proportion of jobs in the government, finance, insurance, and real estate sectors -- 38.6 percent of the jobs are in those sector's compared to 60.8 percent citywide.
- Ballard has higher levels of employment in the retail and manufacturing, wholesale trade, transportation and communications sectors than does the city as a whole:
 - 27.5 percent of the jobs are in retail compared to 14.1 percent citywide.
 - 32.5 percent of the jobs are in the manufacturing, wholesale trade, transportation and communications sectors compared to 24.5 percent citywide.

Land Use

- The Ballard area is predominately residential:
 - 82.1 percent of the land is zoned for residential uses compared to 75 percent citywide.
 - 70.2 percent of the net land area is developed as residential compared to 56.6 percent citywide.
- Ballard is also home to more industrial land than are other areas -- 9.2 percent of the land is zoned for industrial uses.

Density

- The residential density of the Ballard area is slightly higher than those found citywide:
 - There are 12 people per gross acre as compared to 10 citywide.
 - There are 6 households per gross acre as compared to 4 citywide.
- The employment density in the Ballard area is lower than the citywide density -- there just 4 jobs per gross acre compared to 9 citywide.

CHANGE 1980 - 1990

The Ballard Area experienced a moderate amount of change over the decade between 1980 and 1990. The rates of growth for population, housing units and households was similar to the growth in the city as a whole. There were relatively large levels of growth for young people and people of color and in the numbers of people living alone.

Population

- Population increased by 3.5 percent compared to 4.5 percent citywide.
 - The population under the age of 5 increased by 23 percent between 1980 and 1990.
 - The population aged 65 years and over decreased by two percent during the decade.
 - There was just under a one percent increase in the White population between 1980 and 1990.
 - The number of people of color increased by 51 percent during the decade.

Households

- The number of households increased by 7.6 percent during the decade compared to 7.9 percent citywide.
 - The average number of persons per household decreased slightly from 2.14 in 1980 to 2.05 in 1990 while the average decreased citywide from 2.15 to 2.09.
 - There was a six percent decrease in married couple families between 1980 and 1990 compared to a 2 percent increase citywide.
 - The number of people living alone increased by 17 percent during the 1980's compared to a 13 percent increase citywide.

Housing Units

- Housing Units increased by 8.2 percent compared to 8.3 percent citywide.
 - There was a 19.7 percent increase in renter occupied housing units and there was virtually no change in the number of owner occupied housing units between 1980 and 1990.
 - There was a 24.6 increase in housing units in multi-family structures and a 1.6 percent decrease in the number of single family units during the 1980's.

PROJECTED CHANGE 1990 - 2010

Forecasts of population, household, and housing unit growth for the next twenty years indicates that the area is expected to experience growth at rates slightly lower than the rates of growth expected for the city as a whole.

- Population in the area is forecasts to increase by just 3.8 percent between 1990 and 2010 compared to 5 percent growth for the city as a whole.
- The number of households and housing units are expected to grow by 14 percent over the two decade period compared to a fifteen percent increase citywide.

District = BALLARD

**SELECTED CHARACTERISTICS OF THE POPULATION, HOUSEHOLDS, AND FAMILIES
1990 Census of Population and Housing**
Compiled by City of Seattle Planning Department

SELECTED CHARACTERISTICS OF HOUSING UNITS
 1990 Census of Population and Housing
 Compiled by City of Seattle Planning Department

H4. HOUSING UNITS				AVERAGE PERSONS PER OCCUPIED HOUSING UNIT				CHANGE 1990 - 1990 (UNIVERSE: HOUSING UNITS)				
TOTAL	20,840	8.4%		POPULATION IN HOUSING UNITS	41,373	2.0%		1980	1990	Change	Change	
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)				H25/26/27. Year Structure Built by Tenure (Universe: Housing units)				H43/44. AGGREGATE AND AVERAGE NUMBER OF PERSONS (UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)				
TOTAL	20,840	100.0%		Year Built	Total	%		Units	19,267	20,840	1,573 8.2%	
OCCUPIED	20,143	96.7		1989 to March 1990	235	1.1						
OWNER OCCUPIED	11,145	53.5		1985 to 1988	1,256	6.0						
RENTER OCCUPIED	8,998	43.2		1980 to 1984	750	3.6						
VACANT	697	3.3		1970 to 1979	1,328	6.4						
				1960 to 1969	2,591	12.4						
				1950 to 1959	2,804	13.4						
				1940 to 1949	3,905	18.7						
H17A-H20.	PERSONS IN OCCUPIED HOUSING UNITS			Before 1940	7,998	38.3						
	Persons	Per Unit	PCT									
OCCUPIED	41,373	2.1	100.0%									
OWNER OCCUPIED	25,065	2.2	60.6									
RENTER OCCUPIED	16,308	1.8	39.4									
	No bedroom				748	3.6						
	1 bedroom				4,399	21.1						
	2 bedrooms				7,200	34.5						
	3 bedrooms				5,291	26.3						
	4 bedrooms				2,451	11.7						
	5+ bedrooms				578	2.8						
H23A/23B/C.	VALDE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS) MEDIAN VALUE											
H32B.	CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS) MEDIAN VALUE											
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)	OCCUPIED UNITS				OWNER OCCUPIED UNITS				RENTER OCCUPIED UNITS			
SINGLE FAMILY	TOTAL UNITS	PCT	VACANT UNITS	PCT	UNITS	PCT	UNITS	PCT	UNITS	PCT	UNITS	PCT
1, DETACHED	12,672	62.3%	337	48.4%	12,653	62.8%	10,216	92.2%	2,377	26.4%		
1, ATTACHED	318	60.8	318	45.6	12,354	61.3	10,167	91.2	2,187	24.3		
	1.5		19	2.7	2,299	1.5	1,109	1.0	190	2.1		
MULTI FAMILY	7,569	36.3	347	49.8	7,222	35.9	680	6.1	6,542	72.7		
2	1,433	6.9	65	9.3	1,368	6.8	249	2.2	1,119	12.4		
3 OR 4	1,346	6.5	70	10.0	1,276	6.3	108	1.0	1,168	13.0		
5 TO 9	1,939	9.3	60	8.6	1,879	9.3	83	0.7	1,796	20.0		
10 TO 19	1,461	7.0	65	9.3	1,396	6.9	86	0.8	1,310	14.6		
20 TO 49	1,040	5.2	50	7.2	1,030	5.1	62	0.6	968	10.8		
50 OR MORE	310	1.5	37	5.3	273	1.4	92	0.8	181	2.0		
MOBILE HOME OR TRAILER	8	0.0	1	0.1	7	0.0	5	0.0	2	0.0		
OTHER	273	1.3	12	1.7	261	1.3	184	1.7	77	0.9		
TOTAL	20,840	100.0%	697	100.0%	20,143	100.0%	11,145	100.0%	8,998	100.0%		

SELECTED CHARACTERISTICS OF EMPLOYED RESIDENTS AND INCOME
 1990 Census of Population and Housing
 Compiled by City of Seattle Planning Department

District = BALLARD

7

BALLARD

Sub-area Profiles 1990

P70/71/72. Employment Status (Universe: Persons 16 years and over)										MEDIAN INCOME, 1989										POVERTY STATUS IN 1989									
In Armed Forces	Civilian Labor Force	Not In Labor Force	Median Household Income	\$31,488	All persons for whom poverty status is determined*	41,344																							
Employed	Unempl.	Rate	Median Family Income	\$39,992	Below poverty level	2,860																							
Total	27	23,268	1,036	4.3%	11,227	Persons 18 years and over	34,970																						
Male	20	12,048	508	4.0%	4,024	Below poverty level	2,345																						
Female	7	11,220	528	4.5%	7,203	Persons 65 years and over	7,696																						
Share of Employed City Residents		8.2%	Workers	Families	Mean Income	Below poverty level	482																						
Share of Unemployed City Residents		7.1%	None		1,741	Related children under 5 years	482																						
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)			1		2,349	Related children 5 to 17 years	847																						
Worked in Washington State:			2		5,510	Below poverty level	325																						
Worked in King County			3 or more		771	Unrelated individuals	13,681																						
Worked in Seattle						Below poverty level	1,879																						
Worked outside of Seattle						All Families	10,371																						
Out of Seattle - In County						Below poverty level	347																						
Worked outside of King						With related children under 18 year	4,087																						
Worked outside of WA.						Below poverty level	274																						
P49. Means of Transportation to Work (Universe: Workers 16 years and over)						With related children under 5 years	2,019																						
Car, truck, or van:						Below poverty level	126																						
Drove alone						Female householder families	1,577																						
Carpooled						Below poverty level	226																						
Public transportation:						With related children under 18 year	805																						
Bus or trolley bus						Below poverty level	218																						
Subway or elevated						With related children under 5 years	239																						
Railroad						Below poverty level	101																						
Ferryboat						PERCENT BELOW POVERTY LEVEL																							
Taxicab						All Persons	6.9%																						
Motorcycle						Persons 18 years and over	6.7%																						
Bicycle						Persons 65 years and over	6.3%																						
Walked						Related children under 18 years	7.7%																						
Other means						Related children under 5 years	6.4%																						
Worked at home						Related children 5 to 17 years	8.4%																						
Total workers						Unrelated individuals	13.7%																						
P114/115/116. Per Capita Income in 1989 (Universe: Total persons or persons 15 years and over)						All Families	3.3%																						
Per Capita Income						With related children under 18 years	6.7%																						
Other Race						With related children under 5 years	6.2%																						
Asian						Female householder families	14.3%																						
Amer Ind						With related children under 18 years	27.1%																						
P50/51. Travel Time to Work (Universe: Workers 16 years and over)						Did not work at home:	42.3%																						
Did not work at home:						0 - 19 minutes	39.6%																						
0 - 39 minutes						20 - 39 minutes	43.0																						
40 - 59 minutes						40 - 59 minutes	10.6																						
60 - 89 minutes						60 - 89 minutes	2.9																						
90 or more minutes						90 or more minutes	0.9																						
Worked at home						Worked at home	3.1																						
Mean travel time to work						Mean travel time to work	23 minutes																						

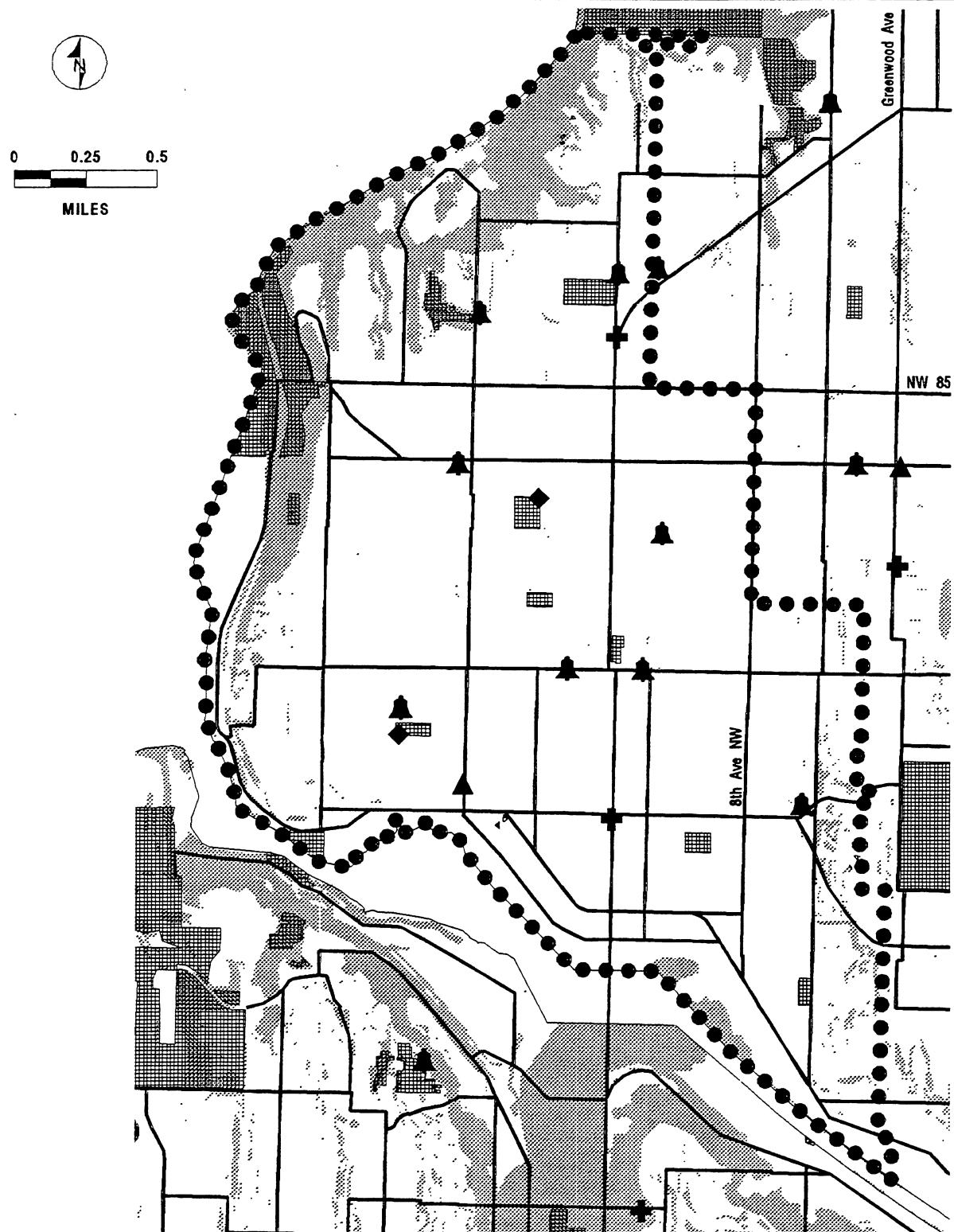
* Poverty status is only determined for noninstitutionalized persons, etc.

SELECTED CHARACTERISTICS OF JOBS AND LAND USE, 1990
 Puget Sound Regional Council and King County Assessor Data
 Compiled by City of Seattle Planning Department

District = BALLARD

JOBS		TOTAL ASSESSED VALUATION		SELECTED DENSITY MEASURES					
		(Universe: Millions of Dollars)							
TOTAL		\$15,370		\$2,776					
JOBS IN SEATTLE	(UNIVERSE : JOBS)	Share of City Total	Share of City Total	7.0%	Average Persons per gross acre				
TOTAL	15,370	100.0%	3.2%	\$1,344	Average Persons per net acre				
Retail	4,234	27.5	6.1	\$1,344	Average Households per gross acre				
Education	216	0.0	7.9	7.4%	Average Households per net acre				
Government, Finance,					6				
Ins., Real Estate	5,928	38.6	2.0						
Manufacturing,					8				
Wholesale									
Trade, Commun., Tr	4,992	32.5	4.2						
University					6				
Enrollment		0.0	0.0						
Source: Puget Sound Regional Council		\$11.90							
NET LAND AREA IN ACRES									
(Excludes streets, fresh water, etc)									
GROSS LAND AREA IN ACRES									
(Includes streets, fresh water, etc)									
TOTAL	3,548	3,548	3,548	2,555					
Share of Total City	6.6%			6.7%					
ESTIMATED LAND AREA BY USE									
(Universe: Net Acres)									
LAND AREA BY ZONING		Share of City Total		Share of City Total					
TOTAL	3,548	100.0%	6.6%	2,555	6.7%				
Commercial	300	8.5	6.7	260	10.2				
Downtown		0.0	0.0	72	2.8				
Industrial	325	9.2	4.9	147	5.8				
Multi Family	419	11.8	7.1	1,194	70.2				
Single Family	2,494	70.3	7.1	1,545	60.5				
Major Institution	9	0.3	0.9	64	2.5				
				132	5.2				
				122	4.8				
				3	1.1				
					2.2				

Source: King County Assessor Extract, 1991



Ballard District

[diagonal hatching] Environmentally Sensitive Areas



Parks

[bell-shaped symbol] Public School

[plus sign symbol] Police and Fire

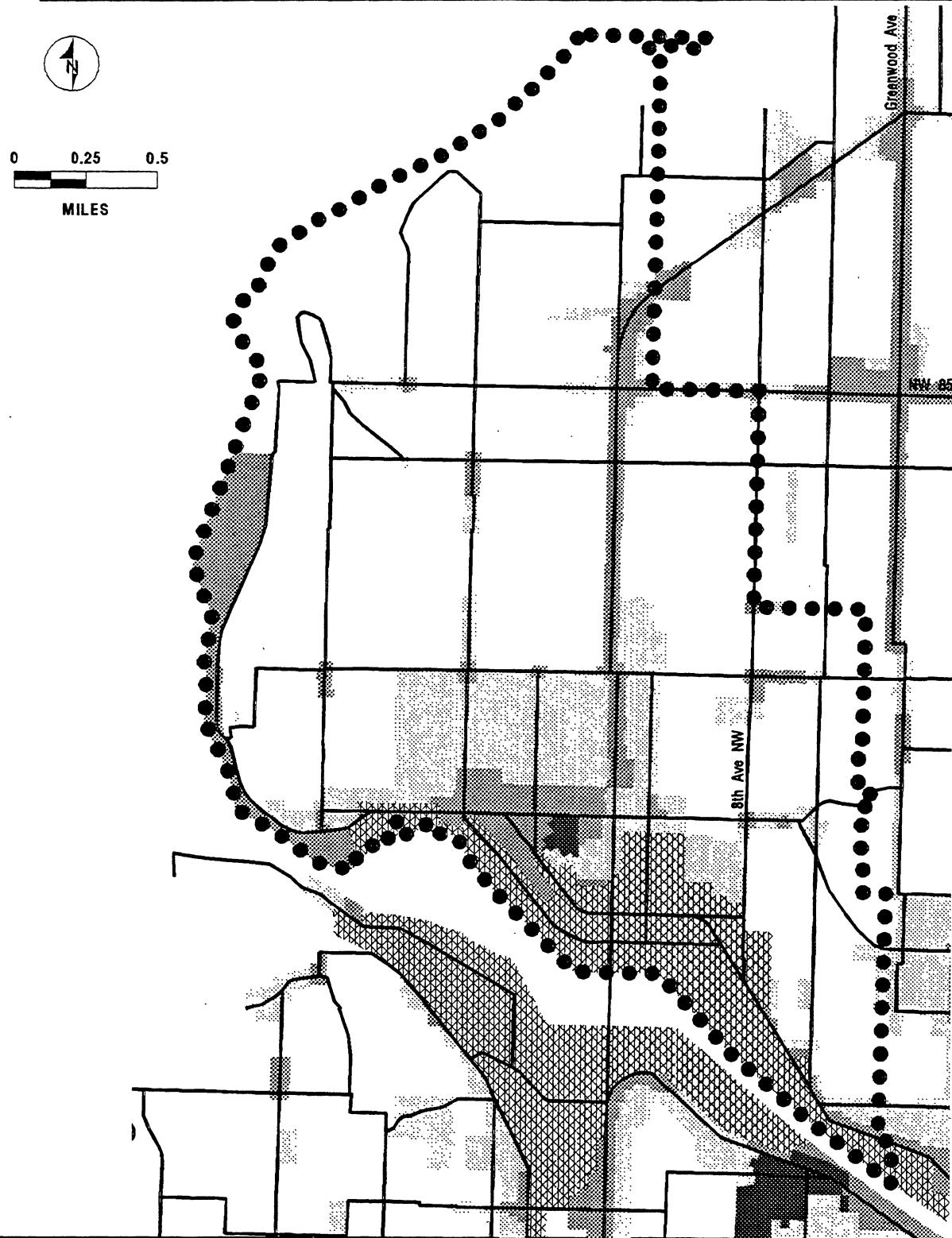
[triangle symbol] Library

[diamond symbol] Community Center

— Arterials

● ● ● District Statistical Area





Ballard District -- Zoning



Single-Family



Major Institution



Arterials



Multi-Family



Industrial



District Statistical Area



*Commercial and
Downtown*





SUB-AREA PROFILES, 1990

CENTRAL

February 1993



CENTRAL AREA PROFILE

The Central area is a diverse community which is primarily residential in character but also contains some commercial activity areas and is home to major institutions such as Seattle University and Providence Medical Center. It consists of 2,111 gross acres and is home to over 28,000 people. The area has a wedge shaped boundary and is generally bounded by Lake Washington on the east, Roy street and Madison on the north, Irving street on the south and Broadway on the west. The following highlights present a summary of the Central area. The subsequent set of tables provide a much more detailed picture of the area.

Demographics

- The age distribution of the population in the Central area is very similar to the age distribution citywide -- 18 percent of the Central area population is 15 years old and under compared to 15 percent citywide and 14 percent is 65 years and over compared to 15 percent citywide.
- The racial diversity is one of the most distinctive features of the Central area:
 - just forty percent of the population is white compared to 75 percent citywide.
 - Forty-seven percent of the population is African American compared to just 10 percent citywide.
 - Twenty-six percent of the total African American population in the city lives in the Central area.
- The Central area population is slightly less likely to have completed high school than the city as a whole -- 21.3 percent of the population aged 25 and over have less than a high school education compared to 13.6 percent citywide.
- Central area households have slightly larger household sizes than the city as a whole -- on average 2.24 people live in each household compared to 2.09 citywide.
- The distribution of households by household type is, for most types, quite similar to the distribution of household types citywide. Two exceptions are the number of married couples with no children which is lower than expected and the number of female headed households with children and no spouse which is higher than expected:
 - Fifteen percent of the households are married couples with no children compared to 22 percent citywide.
 - 12.3 percent of the households are female headed households with children and no spouse present compared to 5.4 percent citywide.

Housing

- The Central area has about the same distribution between renter and owner occupied units as is found citywide but has a slightly higher percentage of people living in rental units -- 50 percent of the people in the Central area live in rental units compared to 45 percent citywide.
- The median value of owner occupied housing units is \$116,417 compared to \$137,884 citywide.
- The median rent paid is \$363 compared to \$425 citywide.

- The housing stock tends to be older in the Central area:
 - 52 percent of the housing units were built prior to 1940 compared to 36 percent citywide.
 - 12.8 percent of the housing units have been built since 1980 compared to 11.9 percent citywide.

Employment

- The Central area had a higher unemployment rate in 1990 than the city as a whole -- 8.5 percent of the labor force was unemployed in 1990 compared to 4.9 percent citywide.

Income

- Households and families living in the Central area had slightly lower incomes on average than do households and families citywide:
 - Median household income was \$23,612 compared to \$29,353 citywide.
 - Median family income was \$29,269 compared to \$39,860 citywide.
 - Per Capita Income was \$15,072 compared to \$18,308 citywide.
- Related to lower incomes levels, Central area residents were more likely to live in poverty -- 19 percent of the people live in poverty compared to 12.4 percent citywide.
- The difference in the poverty rate among children between the city and the Central area is even more dramatic -- 26 percent of the children under 18 were living in poverty compared to 15.7 percent citywide.

Jobs

- Employment in the Central area is primarily related to government and finance, insurance and real estate -- 80 percent of the jobs were in those industries compared to 60 percent citywide.
- Almost ten percent of the university students in the city attend university in the Central area.

Land Use

- Land in the Central area is primarily used for residential purposes and has a slightly higher share of land zoned for multi-family use than is found city wide:
 - 85.2 percent of the gross land area is zoned for residential uses compared to 75.6 percent citywide.
 - 26.2 percent of the land is zoned for multi-family use compared to 11 percent citywide.
 - 66 percent of land is in residential use compared to 56.6 percent citywide.
 - 17 percent of land is in multi-familt use compared to 8.3 percent citywide.

Density

- Residential densities are slightly higher in the Central area than they are citywide:
 - Persons per gross acre in the Central area is 14 compared to ten citywide.
 - Households per gross acre is six compared to four citywide.
 - Housing Units per gross acre is six compared to five citywide.

CHANGE 1980 - 1990

The Central area experienced slight levels of change over the decade between 1980 and 1990. The number of people, households and housing units all increased at a rate quite similar to the city as a whole. The area experienced declines in the numbers of people of color and an increase in both the young and the elderly. The average household size in the Central area decreased very slightly over the decade while the numbers of people living alone increased.

Population

- Population increased by 3.5 percent compared to 4.5 percent citywide.
 - The population under the age of 5 increased by just four percent between 1980 and 1990.
 - The population aged 65 years and over increased by 12.7 percent during the decade.
 - There was a 22 percent increase in the White population between 1980 and 1990.
 - There was a six percent decrease in the number of people of color during the decade.

Households

- The number of households increased by 8.3 percent compared to 7.9 percent citywide.
 - The average number of persons per household decreased slightly from 2.45 in 1980 to 2.24 in 1990 while the average decreased citywide from 2.15 to 2.09.
 - There was a ten percent decrease in married couple families between 1980 and 1990 compared to just a 2 percent increase citywide.
 - The number of people living alone increased by 16 percent during the 1980's compared to a 13 percent increase citywide.

Housing Units

- Housing Units increased by 9.1 percent compared to 8.3 percent citywide.
 - There was a ten percent decrease in renter occupied housing units and a six percent increase in owner occupied housing units between 1980 and 1990.
 - There was a 15 percent increase in housing units in multi-family structures and just a two percent increase in single family units during the 1980's.

PROJECTED CHANGE 1990 - 2010

Forecasts of population, household, and housing unit growth for the next twenty years indicates that the Central area is expected to experience growth at rates comparable to the rates of growth expected for the city as a whole.

- Population in the Central area is forecast to increase by 6.4 percent between 1990 and 2010 compared to 5 percent growth for the city as a whole.
- The number of households and housing units are both expected to grow by approximately 16 and 15 percent respectively in the Central area and by 15 percent citywide over the next two decades.

**SELECTED CHARACTERISTICS OF THE POPULATION, HOUSEHOLDS, AND FAMILIES
1990 Census of Population and Housing
Compiled by City of Seattle Planning Department**

District = CENTRAL

SELECTED CHARACTERISTICS OF HOUSING UNITS
 1990 Census of Population and Housing
 Compiled by City of Seattle Planning Department

District = CENTRAL

H4. HOUSING UNITS			AVERAGE PERSONS PER OCCUPIED HOUSING UNIT			CHANGE 1980 - 1990		
TOTAL	13,121	Share of Total City 5.3%	POPULATION IN HOUSING UNITS	26,614	Persons per Unit 2.24	(UNIVERSE: HOUSING UNITS)		Pct
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)								
TOTAL	UNITS	PCT	Total	%	Year Built	Total	1980	1990
OCCUPIED	11,901	90.7	1989 to March 1990	262	2.0	Units	12,029	13,121
OWNER OCCUPIED	5,445	41.5	1985 to 1988	624	4.7			Change
RENTER OCCUPIED	6,456	49.2	1980 to 1984	801	6.1			9.1%
VACANT	1,220	9.3	1970 to 1979	992	7.5			
			1960 to 1969	1,134	8.6			
			1950 to 1959	1,229	9.3			
			1940 to 1949	1,285	9.8			
			Before 1940	6,842	52.0			
H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS								
Persons	Per Unit	PCT	Total	%	Year Built	Total	1980	1990
OCCUPIED	26,614	2.2	100.0%		Units	Units		
OWNER OCCUPIED	13,369	2.5	50.2					
RENTER OCCUPIED	13,245	2.1	49.8					
No bedroom			895	6.8				
1 bedroom			3,634	27.6				
2 bedrooms			3,971	30.2				
3 bedrooms			2,822	21.4				
4 bedrooms			1,268	9.6				
5+ bedrooms			579	4.4				
H31/32/33. BEDROOMS (UNIVERSE: Housing units)								
Persons	Per Unit	PCT	Total	%	Year Built	Total	1980	1990
OCCUPIED	26,614	2.2	100.0%		Units	Units		
OWNER OCCUPIED	13,369	2.5	50.2					
RENTER OCCUPIED	13,245	2.1	49.8					
No bedroom			895	6.8				
1 bedroom			3,634	27.6				
2 bedrooms			3,971	30.2				
3 bedrooms			2,822	21.4				
4 bedrooms			1,268	9.6				
5+ bedrooms			579	4.4				
H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)								
MEDIAN VALUE	\$116,417		Total housing units	13,169	100.0%			
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)								
MEDIAN VALUE	\$363							
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: Housing Units)								
SINGLE FAMILY	TOTAL UNITS	PCT	VACANT UNITS	PCT	OCCUPIED UNITS	PCT	OCCUPIED UNITS	OWNER RENTER
1, ATTACHED	6,621	50.5%	491	40.2%	6,130	51.5%	4,733	OCCUPIED UNITS
1, ATTACHED	6,251	47.6	433	35.5	5,818	48.9	3,588	PCT
	370	2.8	58	4.8	312	2.6	135	1,397
								UNITS
								1,220
								18.9
								2.7
MULTI FAMILY	6,349	48.4	720	59.0	5,629	47.3	656	12.0
2	1,029	7.8	160	13.1	869	7.3	211	3.9
3 OR 4	922	7.0	140	11.5	782	6.6	72	1.3
5 TO 9	952	7.3	115	9.4	837	7.0	79	1.5
10 TO 19	1,307	10.0	131	10.7	1,176	9.9	110	2.0
20 TO 49	1,529	11.7	156	12.8	1,373	11.5	147	2.7
50 OR MORE	610	4.6	18	1.5	592	5.0	37	0.7
MOBILE HOME OR TRAILER	16	0.1	0	0.0	16	0.1	13	0.2
OTHER	135	1.0	9	0.7	126	1.1	43	0.8
TOTAL	13,121	100.0%	1,220	100.0%	11,901	100.0%	5,445	100.0%

SELECTED CHARACTERISTICS OF EMPLOYED RESIDENTS AND INCOME
 1990 Census of Population and Housing
 Compiled by City of Seattle Planning Department

District = CENTRAL

P70/71/72. Employment Status (Universe: Persons 16 years and over)						MEDIAN INCOME, 1989						POVERTY STATUS IN 1989						
In Civilian Labor Force						Median Household Income						All persons for whom poverty status is determined*						
Armed Forces	Employed	Unempl.	Labor Force	Median Family Income	\$23,612	Below poverty level	26,941					All persons for whom poverty status is determined*	5,086					
Total	84	14,162	1,308	8.5%	\$7,820	Persons 18 years and over	21,340					Below poverty level	3,605					
Male	46	7,414	753	9.2%	\$3,122	Persons 65 years and over	3,534					Below poverty level	3,693					
Female	38	6,748	555	7.6%	\$4,698	Related children under 18 years	5,539					Below poverty level	1,437					
Share of Employed City Residents						Workers						Related children under 5 years						
Share of Unemployed City Residents						Families						Below poverty level						
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)						None						Related children under 5 years						
Worked in Washington State:						1						Below poverty level						
Worked in King County						2						Related children 5 to 17 years						
Worked outside of Seattle						3 or more						Below poverty level						
Out of Seattle - In County						None						Unrelated individuals						
Worked outside of King						1						Below poverty level						
Worked outside of WA:						2						Below poverty level						
P49. Means of Transportation to Work (Universe: Workers 16 years and over)						Pct.						Pct.						
Car, truck, or van:						Drove alone						Pct.						
Carpooled						1,546						1,546						
Public transportation:						Bus or trolley bus						2,911						
Subway or elevated						0						0						
Railroad						0						(Universe: Total persons or persons 15 years and over)						
Ferryboat						29						Per Capita Income						
Taxicab						25						All persons						
Motorcycle						56						\$15,072						
Bicycle						204						All persons						
Walked						1,240						\$15,072						
Other means						51						White						
Worked at home						584						\$22,334						
Total workers						13,815						Black						
						0						\$10,579						
						Amer Ind						\$8,827						
						Asian						\$8,503						
						Other Race						\$10,781						
P50/51. Travel Time to Work (Universe: Workers 16 years and over)						\$6,830						Hispanic						
Did not work at home:						0 - 19 minutes						Pct.						
						20 - 39 minutes						47.9%						
						40 - 59 minutes						37.1						
						60 - 89 minutes						6.1						
						90 or more minutes						529						
						122						3.8						
						Worked at home						0.9						
						Mean travel time to work						21 minutes						

* Poverty status is only determined for noninstitutionalized persons, etc.

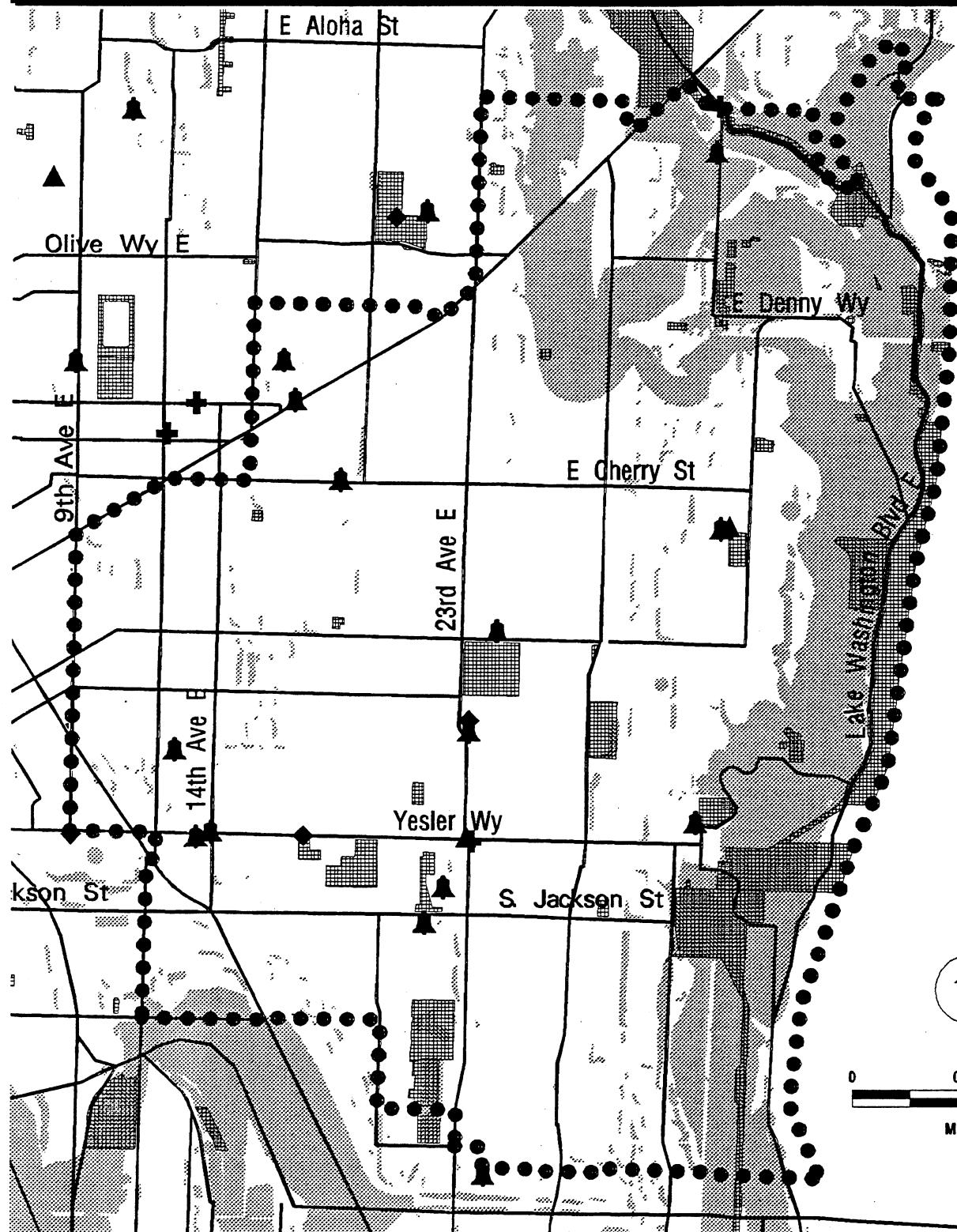
*

**SELECTED CHARACTERISTICS OF JOBS AND LAND USE,
Puget Sound Regional Council and King County Assessor Data
Compiled by City of Seattle Planning Department**

District = CENTRAL

JOBS		TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)			SELECTED DENSITY MEASURES		
TOTAL Share of Total City	17,775 3.6%	TOTAL Share of Total City	\$1,603 4.0%	Average Persons per gross acre	14		
JOBs IN SEATTLE (UNIVERSE: JOBS)		Share of City Total		Average Persons per net acre	20		
TOTAL	17,775	100.0%		Average Households per gross acre	6		
Retail	908	5.1	Land Assessed Valuation	\$680	Average Households per net acre	6	
Education	213	0.0	Share of Total City	3.7%	Average Households per net acre	8	
Government, Finance, Ins., Real Estate	14,218	80.0	Improvements Assessed Valuation	\$923	Average Housing Units per gross acre	6	
Manufacturing, Wholesale			Share of Total City	4.3%	Average Housing Units per net acre	9	
Trade, Commun., Tr.	2,436	13.7	Average Land Assessed Valuation		Average Number of Jobs per Gross acre	8	
University Enrollment	5,000	28.1	per Parcel Square Foot		Average Number of Jobs per net acre	12	
GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)		NET LAND AREA IN ACRES (Excludes streets, fresh water, etc)			ESTIMATED LAND AREA BY USE (Universe: Net Acres)		
TOTAL Share of Total City	2,111 3.9%	TOTAL Share of Total City	1,429 3.7%	TOTAL	1,429 100.0%	Share of City Total	3.7%
LAND AREA BY ZONING (Universe: Gross Acres)		ESTIMATED LAND AREA BY USE (Universe: Net Acres)			Share of City Total		
TOTAL	2,111 100.0%	Share of City Total	3.9%	TOTAL	1,429 100.0%	Share of City Total	3.7%
Commercial	195	9.2	Commercial	87	6.1	3.1	
Downtown	.	0.0	Community Fac.	103	7.2	4.7	
Industrial	42	2.0	Industrial	26	1.8	0.9	
Multi Family	552	26.2	Residential	941	65.9	4.4	
Single Family	1,245	59.0	Single Family	697	48.8	4.4	
Major Institution	76	3.6	Trans/Comm/Ut	4	0.3	0.2	
			Vacant	180	12.6	5.7	
			Open Space	65	4.6	1.7	
			Other	2	0.1	1.3	

| Source: King County Assessor Extract, 1991



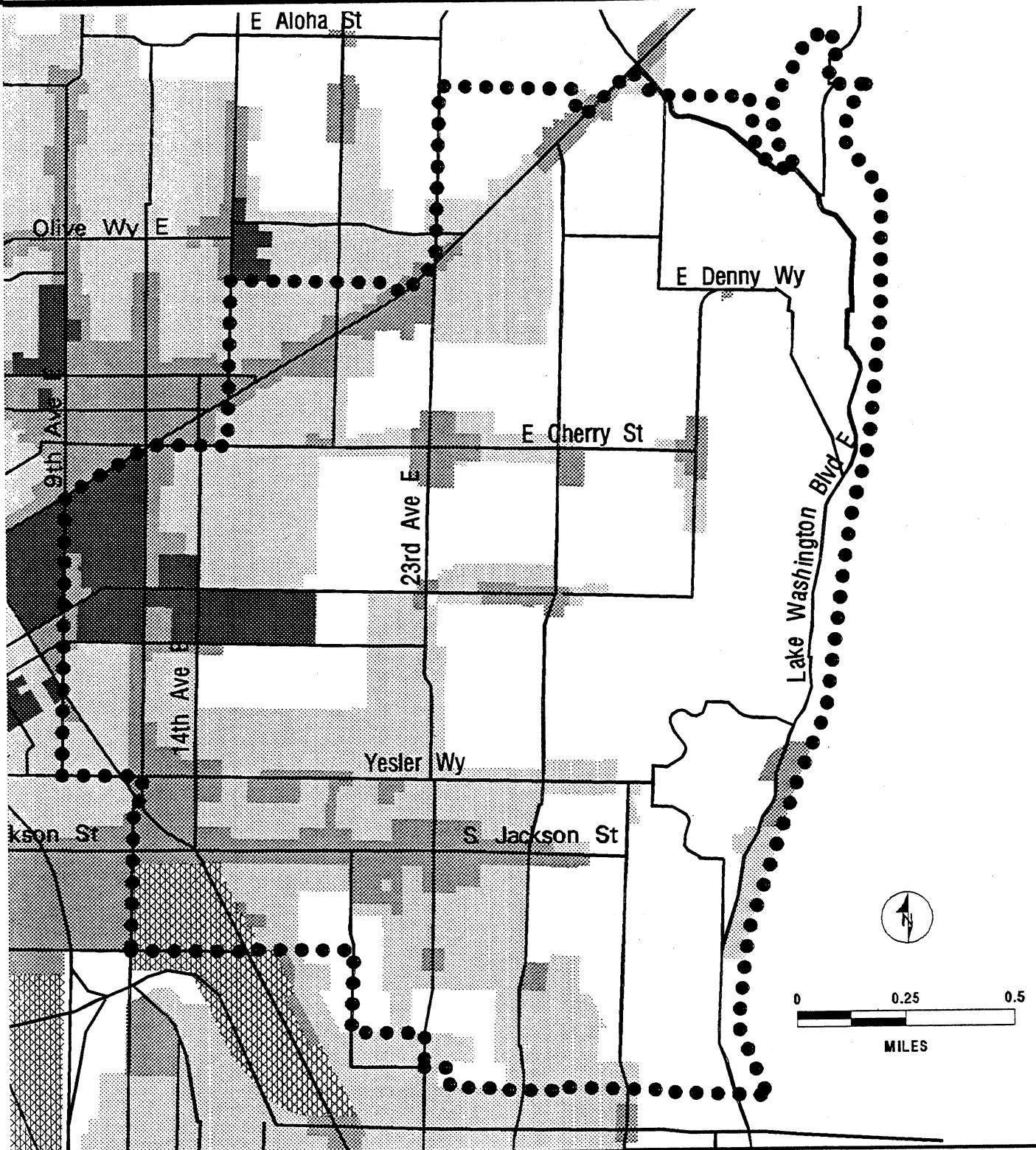
Central District

[diagonal hatching] Environmentally Sensitive Areas
 [cross-hatching] Parks

[bell] Public School
 [plus] Police and Fire
 [triangle] Library
 [diamond] Community Center

— Arterials
 ●●● District Statistical Area





Central District -- Zoning



Single-Family



Major Institution

— Arterials



Multi-Family



Industrial

● ● ● District Statistical Area

Commercial and
Downtown



SUB-AREA PROFILES, 1990

DOWNTOWN

February 1993



DOWNTOWN AREA PROFILE

Downtown Seattle is the primary business center for the State of Washington and entire Puget Sound Region. As such it has characteristics that make it a very unique area. The Downtown area consists of approximately 1,100 gross acres and is home to approximately 12,000 people in an area between Lake Union and the Kingdome and Elliot Bay and Interstate 5. The relatively low residential population masks the density and activity in Downtown as there are over 165,000 jobs in the area. Most of the area is commercial in nature but there are several residential and mixed use areas including the International Area and the Denny Regrade. The following highlights present a summary of the Downtown area. The subsequent set of tables provide a much more detailed picture of the area.

Demographics

- People living Downtown tend to be older than is typical for other areas of the city -- 47.5 percent of the Downtown population is 45 years and over compared to 31.7 percent citywide and just three percent of the population is under 15 years old compared to 15 percent citywide.
- Downtown is the only sub-area that has a clear majority of one sex over the other -- 60 percent of the Downtown population is male compared to just 49 percent citywide.
- Downtown is a racially diverse area that is reflective of the city as a whole -- 29 percent of the area population are people of color compared to 25 percent citywide.
- Residents of the Downtown area tend to have less formal education as compared to the city as a whole -- 27 percent of the people 25 years and over have less than a high school education compared to 13.6 percent citywide.
- Downtown households tend to be much smaller on average than households citywide -- on average 1.29 people live in each household compared to 2.09 citywide.
- In addition:
 - Fully 77 percent of the households in Downtown are single person households compared to 40 percent citywide.
 - Less than two percent of the households are married person households with related children compared to 13 percent citywide.
 - Less than two percent are single parent households compared to 6.6 percent citywide.

Housing

- While Downtown is home to 2.4 percent of the city's residents it accommodates 3.6 percent of the housing units.
- Housing in Downtown is overwhelmingly renter occupied and in multi-family structures:
 - 81 percent of the units are renter occupied compared to 48.6 percent citywide
 - 88 percent of the population lives in renter occupied units.
 - 97 percent of the housing units are in multi-family unit buildings.
- The median value of owner occupied housing units is \$168,750 compared to \$137,884 for the city overall.
- The median rent is just \$289 compared to \$425 citywide.

- The housing stock in Downtown tends to be older than the rest of the city, but there is also a higher share of housing units built since 1980 than is the case citywide:
 - 51 percent of the units Downtown were built prior to 1940 compared to 36 percent citywide.
 - 20 percent of the housing units in Downtown have been built since 1980 compared to just 12 percent citywide.

Employment

- The Downtown area had a substantially higher rate of unemployment in 1990 than did the city as a whole -- 9.7 percent of the resident labor force was unemployed compared to 4.9 percent citywide.
- Downtown has a higher share of its employed population working in the city -- 85 percent of the employed residents had jobs in the city compared to 78.8 percent citywide.
- Employed people living Downtown are much more likely to take public transportation or walk to work:
 - 36.4 percent of the workers who live Downtown walk to work compared to just 7.2 percent citywide.
 - 24 percent of the workers who live Downtown take a bus to work compared to 15.6 percent citywide.
 - just 23 percent of the people who work Downtown drove alone to work compared to 58.7 percent citywide.

Income

- Incomes in Downtown generally are lower than income levels citywide due primarily to smaller household and family sizes and fewer numbers of wage earners:
 - Median household income was \$11,931 compared to \$29,353 citywide
 - Median family income was \$26,136 compared to \$39,860 citywide
- Per capita income was almost identical to per capita income citywide -- per capita income Downtown was \$18,925 compared to \$18,308 citywide.
- On average married couple families downtown had substantially higher incomes than married couples citywide -- mean income for married couples with children Downtown was \$80,346 compared to \$59,083 citywide -- mean income for married couples without children Downtown was \$62,685 compared to \$54,800 citywide.
- Single parent families living Downtown had substantially lower incomes than single parent families citywide:
 - Male headed households with children and no spouse had an average income of \$17,916 compare to \$32,482 citywide.
 - Female headed households with children and no spouse had an average income of just \$7,880 compared to \$19,333 citywide.
- Poverty levels are much higher in the Downtown area with 34 percent of all residents living below the poverty level compared to 12.4 percent citywide.

- Over half of children under 18 years old living in the Downtown area live in poverty compared to 15.7 percent citywide

Jobs

- The Downtown area is the commercial core of the city with 34 percent of all the jobs in the city.
- The distribution of jobs across the industry groups is similar to the distribution citywide.

Land Use

- Downtown accounts for 2.1 percent of the land area in the city.
- Just 3.7 percent of the land in Downtown is zoned for residential uses compared to 75 percent citywide.
- Downtown accounts for a substantial portion of the city's total assessed valuation -- 15 percent of the total assessed valuation is in the Downtown Area.
- Average land assessed valuation is dramatically higher downtown --land assessed valuation per parcel square foot Downtown is \$72 compared to \$11 citywide.

Density

- primarily due to the concentration of jobs Downtown is the densest area of the city -- there are 148 jobs per gross acre in the Downtown area compared to just nine jobs per gross acre citywide.
- Population and housing density is comparable to that citywide when looked at over the entire area but it is important to remember that residential land is very concentrated in particular parts of Downtown. In those areas that are actually residential in nature the population and household densities would be much higher.

CHANGE 1980 - 1990

Downtown experienced a slight amount of change over the decade between 1980 and 1990. The number of people, households and housing units all increased at a substantially lower rate than the city as a whole. The area experienced declines in the White population and in the number of people aged 65 and over. The average household size in Downtown remained virtually unchanged in defiance of the trend in the population as a whole. There was a dramatic increase in owner occupied housing units, a slight increase in multi-family units, and substantial decrease in the number of single family units.

Population

- Population increased by just 2.3 percent compared to 4.5 percent citywide.
 - The population under the age of 5 increased by 76 percent (this represents a large percentage increase but is actually an increase of just 78 kids) between 1980 and 1990.
 - The population aged 65 years and over decreased by 24 percent (a decrease of 910 people) during the decade.
 - There was a four percent decrease in the White population between 1980 and 1990.
 - There was a 21 percent increase in the number of people of color during the decade.

Households

- The number households increased by just 5.2 percent compared to 7.9 percent citywide.
 - The average number of persons per household increased slightly from 1.23 in 1980 to 1.29 in 1990 while the average decreased citywide from 2.15 to 2.09.
 - There was a 24 percent increase in married couple families between 1980 and 1990 compared to just a 2 percent increase citywide.
 - The number of people living alone decreased by one percent during the 1980's compared to a 13 percent increase citywide.

Housing Units

- Housing Units increased by just 4.6 percent compared to 8.3 percent citywide.
 - There was just a 1.8 percent decrease in renter occupied housing units and a 202 percent increase in owner occupied housing units between 1980 and 1990.
 - There was a three percent increase in housing units in multi-family structures and a 53 percent decrease in single family units during the 1980's.

PROJECTED CHANGE 1990 - 2010

Forecasts of population, household, and housing unit growth for the next twenty years indicates that Downtown is expected to continue to experience faster household and housing unit growth than the city as a whole but decline in actual population. This reveals an expectation that household size Downtown is expected to decline substantially over the 20 year period.

- Population in Downtown is forecasts to decrease by 6 percent between 1990 and 2010 compared to 5 percent growth for the city as a whole.
- The number of households and housing units are both expected to grow by approximately 42 percent in Downtown and by 15 percent citywide over the next two decades.

SELECTED CHARACTERISTICS OF THE POPULATION, HOUSEHOLDS, AND FAMILIES
 1990 Census of Population and Housing
 Compiled by City of Seattle Planning Department

District = DOWNTOWN

P1/4. PERSONS	12,302							
TOTAL		Share of Total City						
	12,302	2.4%						
P11/12. PERSONS BY AGE (UNIVERSE: PERSONS)								
TOTAL	12,302	100.0%						
UNDER 5	180	1.5	0.6					
5 - 15	274	2.2	0.6					
16 - 24	1,176	9.6	1.7	1 PERSON:				
25 - 34	2,579	21.0	2.3	MALE HOUSEHOLDER	6,231	77.5		
35 - 44	2,240	18.2	2.4	FEMALE HOUSEHOLDER	3,559	45.5		
45 - 64	3,043	24.7	3.6	2 OR MORE PERSONS:	2,572	32.0		
65 +	2,430	19.8	3.5	FAMILY HOUSEHOLDS:	1,806	22.5		
	380	3.1	4.1	MARRIED COUPLE FAMILY:				
				WITH RELATED CHILDREN	119	1.5		
P5. SEX (UNIVERSE: PERSONS)				NO RELATED CHILDREN	795	9.9		
TOTAL	12,302	PCT	City Total	MALE HOUSEHOLDER,				
		100.0%	2.4%	NO WIFE PRESENT:				
MALE	7,408	60.2	2.9	WITH RELATED CHILDRE	29	0.4		
FEMALE	4,894	39.8	1.9	NO RELATED CHILDREN	60	0.7		
P6/8/10. RACE AND HISPANIC ORIGIN (UNIVERSE: PERSONS)				FEMALE HOUSEHOLDER,				
TOTAL	12,302	100.0%	City Total	NO HUSBAND PRESENT:				
WHITE	8,694	70.7	2.4%	WITH RELATED CHILDRE	122	1.5		
BLACK	1,401	11.4	2.7	NO RELATED CHILDREN	103	1.3		
AMERICAN INDIAN, ESKIMO OR ALASKA	417	3.4	5.7	NONFAMILY HOUSEHOLDS:	578	7.2		
ASIAN OR PACIFIC I	1,576	12.8	2.6	MALE HOUSEHOLDER	370	4.6		
OTHER RACE	214	1.7	2.9	FEMALE HOUSEHOLDER	208	2.6		
HISPANIC ORIGIN (OF ANY RACE)	703	5.7	3.8	P28. GROUP QUARTERS (UNIVERSE: PERSONS IN GROUP QUARTERS)				
EDUCATIONAL ATTAINMENT: Highest Grade Completed (Universe: Persons 25 years and over)				PCT				
Total	10,611			TOTAL IN GROUP QUARTERS	1,902	100.0%		
Less than 9th grade	1,420	13.4%		PERSONS LIVING IN INSTITUTIONS:				
9th to 12th grade, no diploma	1,423	13.4%		CORRECTIONAL INSTS, NURSING HOMES, HOSPITALS, ETC.				
High school graduate/ equivalence	2,229	21.0		OTHER PERSONS IN GROUP QUARTERS:				
Some college, no degree	2,315	21.8		COLLEGE DORMITORIES, MILITARY QUARTERS EMERGENCY SHELTERS FOR HOMELESS, ETC.				
Associate degree	602	5.7		P27. HOUSEHOLD SIZE (UNIVERSE: HOUSEHOLDS)				
Bachelor's degree	1,749	16.5		1 PERSON	6,231	Pct.		
Graduate or professional degree	873	8.2		2 PERSONS	1,470	18.3		
RESIDENCE IN 1985 (Universe: Persons 5 years and over)				3 PERSONS	213	2.7		
Total	12,035			4 PERSONS	65	0.8		
Lived in same house	3,372	28.0%		5 PERSONS	39	0.5		
Lived Diff. House -- Same Count	3,984	33.1		6 PERSONS	9	0.1		
Different County	3,938	32.7		7+ PERSONS	10	0.1		
Same State	1,080	9.0						
Different State	2,858	23.7						

SELECTED CHARACTERISTICS OF HOUSING UNITS
 1990 Census of Population and Housing
 Compiled by City of Seattle Planning Department

District = DOWNTOWN

7

DOWNTOWN

Sub-area Profiles 1990

			AVERAGE PERSONS PER OCCUPIED HOUSING UNIT			CHANGE 1980 - 1990		
			POPULATION IN HOUSING UNITS			(UNIVERSE: HOUSING UNITS)		
			Persons per Unit			1.29		
H4. HOUSING UNITS								
TOTAL	8,932	3.6%						
Share of Total City								
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)								
TOTAL	8,932	100.0%						
OCCUPIED	8,037	90.0						
OWNER OCCUPIED	791	8.9						
RENTER OCCUPIED	7,246	81.1						
VACANT	895	10.0						
H25/26/27. Year Structure Built by Tenure (Universe: Housing units)								
TOTAL			Total	%				
Year Built			Units					
1989 to March 1990			283	3.2				
1985 to 1988			515	5.8				
1980 to 1984			971	10.9				
1970 to 1979			1,106	12.5				
1960 to 1969			207	2.3				
1950 to 1959			541	6.1				
1940 to 1949			738	8.3				
Before 1940			4,520	50.9				
H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS								
Persons	Per Unit	PCT						
OCCUPIED	10,400	1.3	100.0%					
OWNER OCCUPIED	1,249	1.6	12.0					
RENTER OCCUPIED	9,151	1.3	88.0					
H31/32/33. Bedrooms (Universe: Housing units)								
No bedroom			Total	%				
1 bedroom			3,755	42.3				
2 bedrooms			3,961	44.6				
3 bedrooms			936	10.5				
4 bedrooms			181	2.0				
5+ bedrooms			41	0.5				
			7	0.1				
H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)								
MEDIAN VALUE	\$168,750							
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)								
MEDIAN VALUE	\$289		Total housing units		8,881	100.0%		
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)								
			OCCUPIED UNITS				OWNER OCCUPIED UNITS	
			PCT				PCT	
SINGLE FAMILY	56	0.6%	5	0.6%	51	0.6%	20	2.5%
1', DETACHED	28	0.3	5	0.6	23	0.3	10	1.3
1', ATTACHED	28	0.3	0	0.0	28	0.3	10	1.3
MULTI FAMILY	8,663	97.0	880	98.3	7,783	96.8	734	92.8
2	32	0.4	3	0.3	29	0.4	3	0.4
3 OR 4	80	0.9	1	0.1	79	1.0	3	0.4
5 TO 9	236	2.6	6	0.7	230	2.9	14	1.8
10 TO 19	524	5.9	35	3.9	489	6.1	52	6.6
20 TO 49	2,554	28.6	253	28.3	2,301	28.6	88	11.1
50 OR MORE	5,237	58.6	582	65.0	4,655	57.9	574	72.6
MOBILE HOME OR TRAILER	3	0.0	0	0.0	3	0.0	1	0.1
OTHER	210	2.4	10	1.1	200	2.5	36	4.6
TOTAL	8,932	100.0%	895	100.0%	8,037	100.0%	791	100.0%

			OCCUPIED UNITS			PCT OCCUPIED UNITS			PCT OCCUPIED UNITS		
			TOTAL UNITS			PCT			PCT		
			TOTAL UNITS			OCCUPIED UNITS			OCCUPIED UNITS		
RENTER OCCUPIED UNITS											
SINGLE FAMILY	56	0.6%	5	0.6%	51	0.6%	20	2.5%	31	0.4%	
1', DETACHED	28	0.3	5	0.6	23	0.3	10	1.3	13	0.2	
1', ATTACHED	28	0.3	0	0.0	28	0.3	10	1.3	18	0.2	
MULTI FAMILY	8,663	97.0	880	98.3	7,783	96.8	734	92.8	7,049	97.3	
2	32	0.4	3	0.3	29	0.4	3	0.4	26	0.4	
3 OR 4	80	0.9	1	0.1	79	1.0	3	0.4	76	1.0	
5 TO 9	236	2.6	6	0.7	230	2.9	14	1.8	216	3.0	
10 TO 19	524	5.9	35	3.9	489	6.1	52	6.6	437	6.0	
20 TO 49	2,554	28.6	253	28.3	2,301	28.6	88	11.1	2,213	30.5	
50 OR MORE	5,237	58.6	582	65.0	4,655	57.9	574	72.6	4,081	56.3	
MOBILE HOME OR TRAILER	3	0.0	0	0.0	3	0.0	1	0.1	2	0.0	
OTHER	210	2.4	10	1.1	200	2.5	36	4.6	164	2.3	
TOTAL	8,932	100.0%	895	100.0%	8,037	100.0%	791	100.0%	7,246	100.0%	

SELECTED CHARACTERISTICS OF EMPLOYED RESIDENTS AND INCOME
 1990 Census of Population and Housing
 Compiled by City of Seattle Planning Department

District = DOWNTOWN

Sub-area Profiles 1990

DOWNTOWN

8

P70/71/72. Employment Status (Universe: Persons 16 years and over)						MEDIAN INCOME, 1989						POVERTY STATUS IN 1989					
In Armed Forces	Civilian Labor Force Employed	Unempl.	Rate	Not In Labor Force	Pct.	Median Household Income	\$11,931	Median Family Income	\$26,136	Median Nonfamily Household Income	\$10,781	P112/113. Workers in Family and Mean Income in 1989 (Universe: Families)	Persons 18 years and over Below poverty level	All persons for whom poverty status is determined*	11,955 4,055		
Total	11	5,751	616	9.7%	5,368								Persons 18 years and over Below poverty level	11,520 3,822			
Male	11	3,701	394	9.6%	2,956								Persons 65 years and over Below poverty level	2,893 959			
Female	0	2,050	222	9.8%	2,412												
Share of Employed City Residents			2.0%			Workers		Families		Mean Income		Related children under 18 years Below poverty level	406				
Share of Unemployed City Residents			4.2%			None				\$23,783		Related children under 5 years Below poverty level	206				
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)						1				\$64,764		Related children 5 to 17 years Below poverty level	113				
Worked in Washington State:						2				\$67,638		Unrelated individuals Below poverty level	293				
Worked in King County						3 or more				\$41,076			136				
Worked outside of Seattle																	
Out of Seattle - In County																	
Worked outside of King																	
Worked outside of WA.																	
P49. Means of Transportation to Work (Universe: Workers 16 years and over)																	
Car, truck, or van:							Pct.										
Drove alone							0.0										
Carpooled							22.8%										
Public transportation:							7.2										
Bus or trolley bus																	
Subway or elevated																	
Railroad																	
Ferryboat																	
Taxicab																	
Motorcycle																	
Bicycle																	
Walked																	
Other means																	
Worked at home																	
Total workers																	
P50/51. Travel Time to Work (Universe: Workers 16 years and over)																	
Did not work at home:							Pct.										
0 - 19 minutes							3,274										
20 - 39 minutes							1,436										
40 - 59 minutes							374										
60 - 89 minutes							168										
90 or more minutes							92										
Worked at home																	

JOBS		TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
TOTAL	165,541	\$5,908	14.8%	Average Persons per gross acre	11
Share of Total City	33.9%	Share of Total City		Average Households per gross acre	19
JOBS IN SEATTLE (UNIVERSE: JOBS)		City Total	33.9%	Average Households per net acre	11
TOTAL	165,541	100.0%	Share of Total City	Average Housing Units per gross acre	7
Retail	18,754	11.3	Improvements Assessed Valuation	Average Housing Units per net acre	13
Education	0	0.0	Share of Total City	Average Housing Units per gross acre	8
Government, Finance, Ins., Real Estate	115,165	69.6		Average Housing Units per net acre	14
Manufacturing,		38.8		Average Number of Jobs per gross acre	148
Wholesale				Average Number of Jobs per net acre	261
Trade, Commun., Tr.	31,622	19.1	Average Land Assessed Valuation		
University Enrollment	.	26.4	per Parcel Square Foot		
	0.0	0.0	\$72.56		

GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)		NET LAND AREA IN ACRES (Excludes streets, fresh water, etc)	
TOTAL	1,121	TOTAL	633
Share of Total City	2.1%	Share of Total City	1.7%

LAND AREA BY ZONING (Universe: Gross Acres)		ESTIMATED LAND AREA BY USE (Universe: Net Acres)	
TOTAL	1,121	Share of City Total	Share of City Total
	100.0%	2.1%	1.7%
Commercial	271	6.1	383
Downtown	747	66.6	60.5
Industrial	134	2.0	17
Multi Family	41	0.7	Community Fac.
Single Family	.	0.0	Industrial
Major Institution	2	0.2	Residential
			Single Family
			Trans/Comm/Off
			Vacant
			Open Space
			Other

Source: King County Assessor Extract, 1991

Mercer St

Denny Wy

Blood St

Batten St

Lengra St

Westlake Ave N

4th Ave

Union St

Madison St

5th Ave

S. Jackson St

Olive Wy E

9th Ave

14th Ave



0 0.25 0.5

MILES

Downtown District

Environmentally
Sensitive Areas

Parks



Public School



Police and Fire



Library

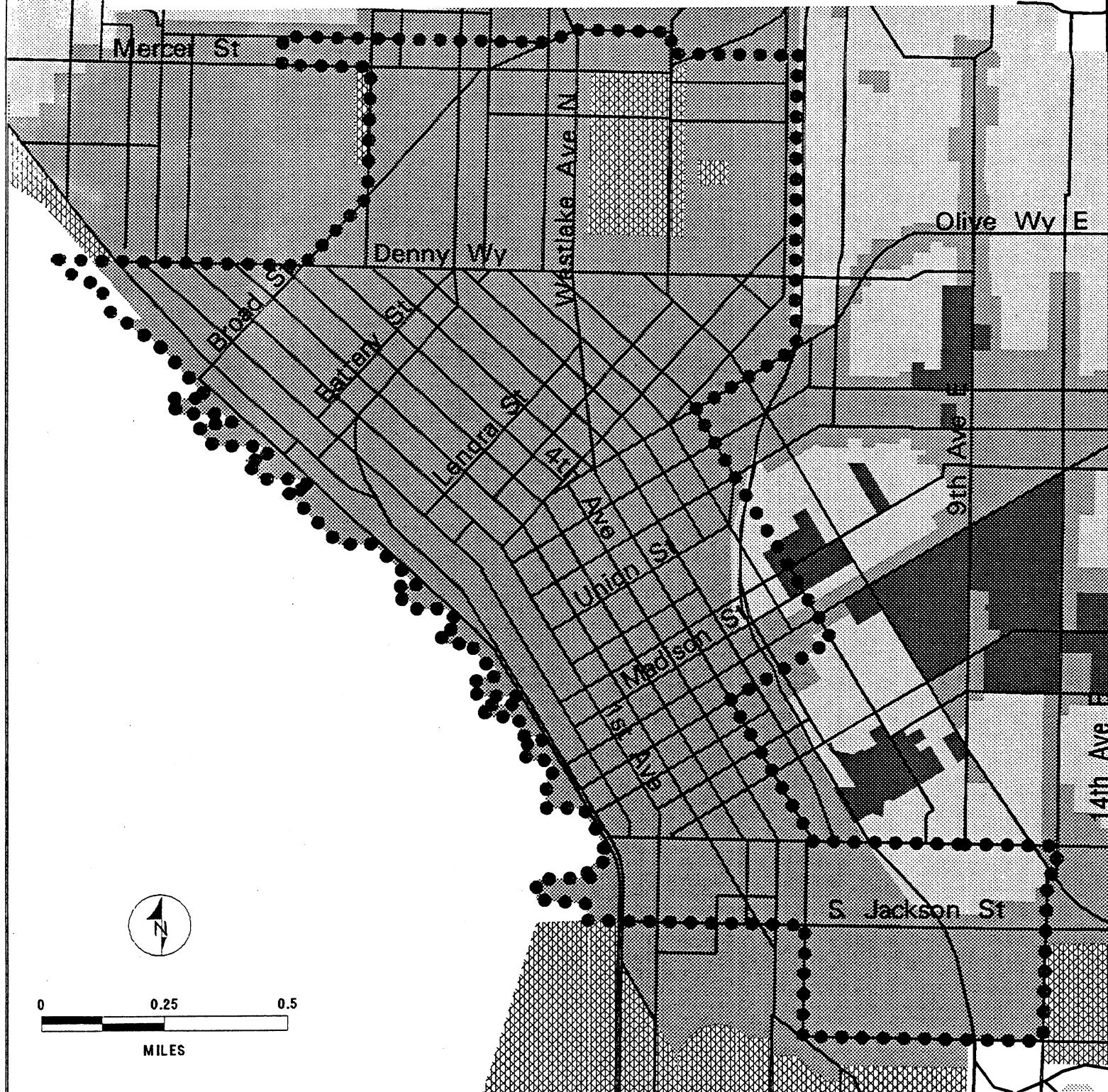


Community Center



Arterials

District Statistical
Area



Downtown District -- Zoning



Single-Family



Major Institution



Arterials



Multi-Family



Industrial



District Statistical Area



Commercial and
Downtown





SUB-AREA PROFILES, 1990

DUWAMISH

February 1993



DUWAMISH AREA PROFILE

The Duwamish sub-area is in the south-central section of the city. It is bordered by Jackson and Dearborn streets on the north, the Duwamish River on the west, Rainier Avenue on the east, and the city limits on the south. It consists of 7,915 gross acres and is home to approximately 37,000 people. Almost half of the area is composed of industrial lands which are located west of Interstate 5. The rest of the area is residential with a small amount of commercial area. The following highlights present a summary of the Duwamish area. The subsequent set of tables and maps provide a much more detailed picture of the area.

Demographics

- A high proportion of the population in the Duwamish area are kids aged 15 and under -- 22 percent of the population is less than 16 years old compared to 15 percent citywide.
- The Duwamish area has a much higher percentage of its population that are people of color than is found citywide -- 70 percent of the population are people of color compared to just 25 percent citywide.
- Residents of the Duwamish area tend to have less formal education than is the case for other areas in the city -- 31.4 percent of the people 25 years and over have less than a high school education compared to 13.6 percent citywide.
- Households in the Duwamish area tend to be larger than those citywide -- on average 2.69 people live in each household compared to 2.09 citywide.
- In addition:
 - 41.9 percent of the households in the Duwamish area are married couple families compared to 36 percent citywide.
 - 28.2 percent of the households are single person households compared to 40 percent citywide.
 - 14.7 percent of the households are single parent households compared to 6.2 percent citywide.

Housing

- Housing units in the Duwamish area are slightly more likely to be owner occupied than in the city as a whole -- 50 percent of the housing units are owner occupied compared to 46.5 percent citywide.
- The housing units in the Duwamish area are more likely to be in single family structures than are housing units citywide -- 66.7 percent of the housing units are in single family structures as compared to 53.1 percent citywide.
- The median values of owner occupied housing units was \$88,421 compared to \$137,884.
- The median rent was \$332 compared to \$425 citywide.

Employment

- The unemployment rate in the Duwamish area was higher than the city as a whole -- 7.4 percent of the labor force was unemployed in 1990 compared to 4.9 percent citywide.

Income

- Incomes in the Duwamish area tend to be lower than income levels citywide:
 - Median household income was \$25,448 compared to \$29,353 citywide.
 - Median Family Income was \$30,458 compared to \$39,860 citywide.
 - Per Capita Income was \$11,309 compared to \$18,308 citywide.
- In addition to lower incomes the Duwamish area also has higher poverty rates than the city as a whole:
 - 19.4 percent of the population lived in poverty compared to 12.4 percent citywide.
 - 29.7 percent of the population 18 and under lived in poverty compared to 15.7 percent citywide.

Jobs

- The Duwamish area has a high proportion of jobs in the manufacturing, wholesale trade, communication, transportation and utilities sectors -- 53.7 percent of the jobs are in those sectors compared to 24.5 percent citywide.

Land Use

- The Duwamish area is split between residential and industrial lands:
 - 49 percent of the land is zoned for industrial and related uses compared to 12.4 percent citywide.
 - 25 percent of the net land area is used for industrial/manufacturing purposes compared to 7.3 percent citywide.

Density

- The residential density of the Duwamish area are similar to those found in the city when the industrial lands are excluded but are about half those found citywide when industrial land is included:
 - There are 5 people per gross acre compared to 10 citywide.
 - There are 2 households per gross acre compared to 4 citywide.
- The employment density in the Duwamish area is almost identical to that found citywide -- there 10 jobs per gross acre compared to 9 citywide.

CHANGE 1980 - 1990

The Duwamish area experienced a slight amount of change over the decade between 1980 and 1990. The Area experienced a relatively large increase in population and a slight increase in households and families. The average household size in the area increased slightly over the decade and the numbers of people living alone decreased slightly.

Population

- Population increased by almost 11 percent compared to 4.5 percent citywide.
 - The population under the age of 5 increased by 24 percent between 1980 and 1990.
 - The population aged 65 years and over increased by 18 percent during the decade.
 - There was a 20 percent decrease in the White population between 1980 and 1990.
 - The number of people of color increased by 25 percent during the decade.

Households

- The number households increased by just 3 percent compared to 7.9 percent citywide.
 - The average number of persons per household increased from 2.55 in 1980 to 2.69 in 1990 while the average decreased citywide from 2.15 to 2.09.
 - There was a four percent decrease in married couple families between 1980 and 1990 compared to just a 2 percent increase citywide.
 - The number of people living alone decreased by four percent during the 1980's compared to a 13 percent increase citywide.

Housing Units

- Housing Units increased by just 1.1 percent compared to 8.3 percent citywide.
 - There was 9 percent increase in renter occupied housing units and a two percent decrease in owner occupied housing units between 1980 and 1990.
 - There was a nine percent increase in housing units in multi-family structures and four percent decrease in the number of single family units during the 1980's.

PROJECTED CHANGE 1990 - 2010

Forecasts of population, household, and housing unit growth for the next twenty years indicates that the area is expected to experience growth at rates slightly lower than the rates of growth expected for the city as a whole.

- Population in the area is forecasts to increase by 3 percent between 1990 and 2010 compared to 5 percent growth for the city as a whole.
- The number of households and housing units are expected to grow by just eight percent over the two decade period compared to a fifteen percent increase citywide.

**SELECTED CHARACTERISTICS OF THE POPULATION, HOUSEHOLDS, AND FAMILIES
1990 Census of Population and Housing
Compiled by City of Seattle Planning Department**

District = DUWAMISH

5

DUWAMISH

Sub-area Profiles 1990

P1/4. PERSONS TOTAL Share of Total City		37,172 7.2%		P1/4. HOUSEHOLDS TOTAL Share of Total City PERSONS IN HOUSEHOLDS PERSONS PER HOUSEHOLD		13,404 5.7% 36,096 2.69		FAMILIES TOTAL Share of Total City PERSONS IN FAMILIES PERSONS PER FAMILY		8,730 7.7% 29,242 3.35	
P11/12. PERSONS BY AGE (UNIVERSE: PERSONS)		Share of City Total		P16. HOUSEHOLD SIZE AND TYPE (UNIVERSE: HOUSEHOLDS)		PCT.		P23. Family Type and Age of Children (Universe: Own children under 18 years)			
TOTAL		37,172		9.9 TOTAL		13,404		In married-couple family: Under 3 years		960 615	
UNDER 5		2,887		6.9 1 PERSON:		3,775 1,889		3 and 4 years		333 1,712	
5 - 15		5,233		14.1 MALE HOUSEHOLDER		14.1 1,886		5 years		439 143	
16 - 24		4,835		13.0 FEMALE HOUSEHOLDER		14.1 9,629		6 to 11 years		162 14 years	
25 - 34		6,673		18.0 2 OR MORE PERSONS:		6.1 8.1		12 and 13 years		774 15 to 17 years	
35 - 44		5,645		15.2 FAMILY HOUSEHOLDS:		6.1 6.6		14 years		162 79	
45 - 64		6,941		18.7 MARRIED COUPLE FAMILY:		4.1		15 to 17 years		774 21.9	
65 - 84		4,582		12.3 WITH RELATED CHILDREN		4.1 2,684		Male householder, no spouse:		37 27	
85 +		3,76		1.0 NO RELATED CHILDREN		4.1 2,937		Under 3 years		409 321	
P5. SEX (UNIVERSE: PERSONS)		Share of City Total		PCT.		PCT.		3 and 4 years		302 202	
TOTAL		37,172		100.0%		7.2%		5 years		854 71	
MALE		18,710		50.3		7.4		6 to 11 years		196 72	
FEMALE		18,462		49.7		7.0		12 and 13 years		386 386	
P6/8/10. RACE AND HISPANIC ORIGIN (UNIVERSE: PERSONS)		Share of City Total		PCT.		PCT.		14 years		37 37	
TOTAL		37,172		100.0%		7.2%		15 to 17 years		1,076 1,076	
WHITE		11,078		29.8		2.8		Male householder, no spouse:		100.0%	
BLACK		8,013		21.6		15.4		Under 3 years		409 409	
AMERICAN INDIAN, ESKIMO OR ALEUT		921		2.5		12.6		3 and 4 years		321 321	
ASIAN OR PACIFIC I		16,114		43.3		26.5		5 years		202 202	
OTHER RACE		1,046		2.8		14.3		6 to 11 years		854 79	
HISPANIC ORIGIN (OF ANY RACE)		2,183		5.9		11.9		12 and 13 years		196 196	
EDUCATIONAL ATTAINMENT: Highest Grade Completed (Universe: Persons 25 years and over)		Pct.		PCT.		PCT.		14 years		72 72	
Total		24,455		3,710		15.2%		15 to 17 years		386 386	
Less than 9th grade		3,969		16.2		25.4		Male householder, no spouse:		409 409	
9th to 12th grade, no diploma		6,211		21.6		21.6		Under 3 years		409 409	
High school graduate/equivalence		5,283		21.6		21.6		3 and 4 years		321 321	
Some college, no degree		1,537		6.3		7.3		5 years		202 202	
Associate degree		2,664		10.9		10.9		6 to 11 years		854 854	
Bachelor's degree		1,081		4.4		4.4		12 and 13 years		196 196	
Graduate or professional degree		1,081		4.4		1 PERSON		14 years		72 72	
RESIDENCE IN 1985 (Universe: Persons 5 years and over)		34,337		3,710		10.9%		15 to 17 years		386 386	
Total		34,337		17,201		50.1%		Male householder, no spouse:		409 409	
Lived in same house		10,283		9,16		2.7		Under 3 years		409 409	
Lived Diff. House -- Same Count		4,001		11.7		11.7		3 and 4 years		321 321	
Different County		4,001		11.7		11.7		5 years		202 202	
Same State		916		2.7		2.7		6 to 11 years		854 854	
Different State		3,085		9.0		9.0		12 and 13 years		196 196	
Lived abroad		2,852		8.3		8.3		14 years		72 72	
P27. Household Size (UNIVERSE: HOUSEHOLDS)		Pct.		Pct.		Pct.		Pct.		Pct.	
Other persons in group		842		78.3		842		28.2%		28.2%	
Persons living in institutions; correctional insts., nursing homes, hospitals, etc.		234		21.7		234		29.1		29.1	
QUARTERS: COLLEGE DORMITORIES, MILITARY QUARTERS EMERGENCY SHELTERS FOR HOMELESS, ETC.		Pct.		Pct.		Pct.		16.0		16.0	
CHANGE 1980 - 1990 (UNIVERSE: PERSONS, HOUSEHOLDS, AND FAMILIES)		Pct.		Pct.		Pct.		12.5		12.5	
Persons		33,553		13,015		13,015		7.3		7.3	
Households		8,730		8,384		8,384		3.4		3.4	
Families		8,730		8,384		8,384		3.4		3.4	
Pct.		346		346		346		3.0		3.0	
Pct.		346		346		346		10.8%		10.8%	
Pct.		346		346		346		3.0		3.0	

District = DUWAMISH

SELECTED CHARACTERISTICS OF HOUSING UNITS
 1990 Census of Population and Housing
 Compiled by City of Seattle Planning Department

H4. HOUSING UNITS			AVERAGE PERSONS PER OCCUPIED HOUSING UNIT			CHANGE 1980 - 1990			
	TOTAL	Share of Total City	POPULATION IN HOUSING UNITS	36,096	Persons per Unit	(UNIVERSE: HOUSING UNITS)	1980	1990	Change
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)									
TOTAL	14,095	100.0%	UNITS	PCT		Year Built	Total Units	\$	
OCCUPIED OWNER OCCUPIED	13,404	95.1				1989 to March 1990	122	0.9	
RENTER OCCUPIED	7,099	50.4				1985 to 1988	326	2.3	
VACANT	6,305	44.7				1980 to 1984	442	3.1	
	691	4.9				1970 to 1979	1,402	9.9	
						1960 to 1969	2,049	14.5	
						1950 to 1959	2,415	17.1	
						1940 to 1949	3,161	22.4	
						Before 1940	4,196	29.7	
H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS									
Persons	Per Unit	PCT	(Universe: Housing units)			H43/H44. AGGREGATE AND AVERAGE NUMBER OF PERSONS (UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)			
OCCUPIED OWNER OCCUPIED	36,096	2.7	100.0%			Units	13,937	14,095	1.1%
RENTER OCCUPIED	20,258	2.9	56.1						
MEDIAN VALUE	15,838	2.5	43.9						
H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER OCCUPIED HOUSING UNITS)									
MEDIAN VALUE	\$88,421								
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)									
MEDIAN VALUE	\$332								
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)									
SINGLE FAMILY	TOTAL UNITS	PCT	VACANT UNITS	PCT		OCCUPIED UNITS	OCCUPIED UNITS	PCT	OWNER OCCUPIED UNITS
2	9,396	66.7%	390	56.4%		9,006	6,755	95.2%	2,251
3 OR 4	8,870	62.9	351	50.8		8,519	6,662	93.8	1,857
5 TO 9	526	3.7	39	5.6		487	3.6	93	1.3
10 TO 19									394
20 TO 49									6.2
50 OR MORE									
MULTI FAMILY	4,499	31.9	297	43.0		4,202	31.3	232	3.3
2	1,002	7.1	56	8.1		946	7.1	83	1.2
3 OR 4	853	6.1	56	8.1		797	5.9	33	0.5
5 TO 9	605	4.3	53	7.7		552	4.1	25	0.4
10 TO 19	1,037	7.4	64	9.3		973	7.3	25	0.4
20 TO 49	700	5.0	47	6.8		653	4.9	41	0.6
50 OR MORE	302	2.1	21	3.0		281	2.1	25	0.4
MOBILE HOME OR TRAILER	57	0.4	2	0.3		55	0.4	39	0.5
OTHER	143	1.0	2	0.3		141	1.1	73	1.0
TOTAL	14,095	100.0%	691	100.0%		13,404	100.0%	7,099	100.0%

**SELECTED CHARACTERISTICS OF EMPLOYED RESIDENTS AND INCOME
1990 Census of Population and Housing
Compiled by City of Seattle Planning Department**

District = DUWAMISH

SELECTED CHARACTERISTICS OF JOBS AND LAND USE, 1990
 Puget Sound Regional Council and King County Assessor Data
 Compiled by City of Seattle Planning Department

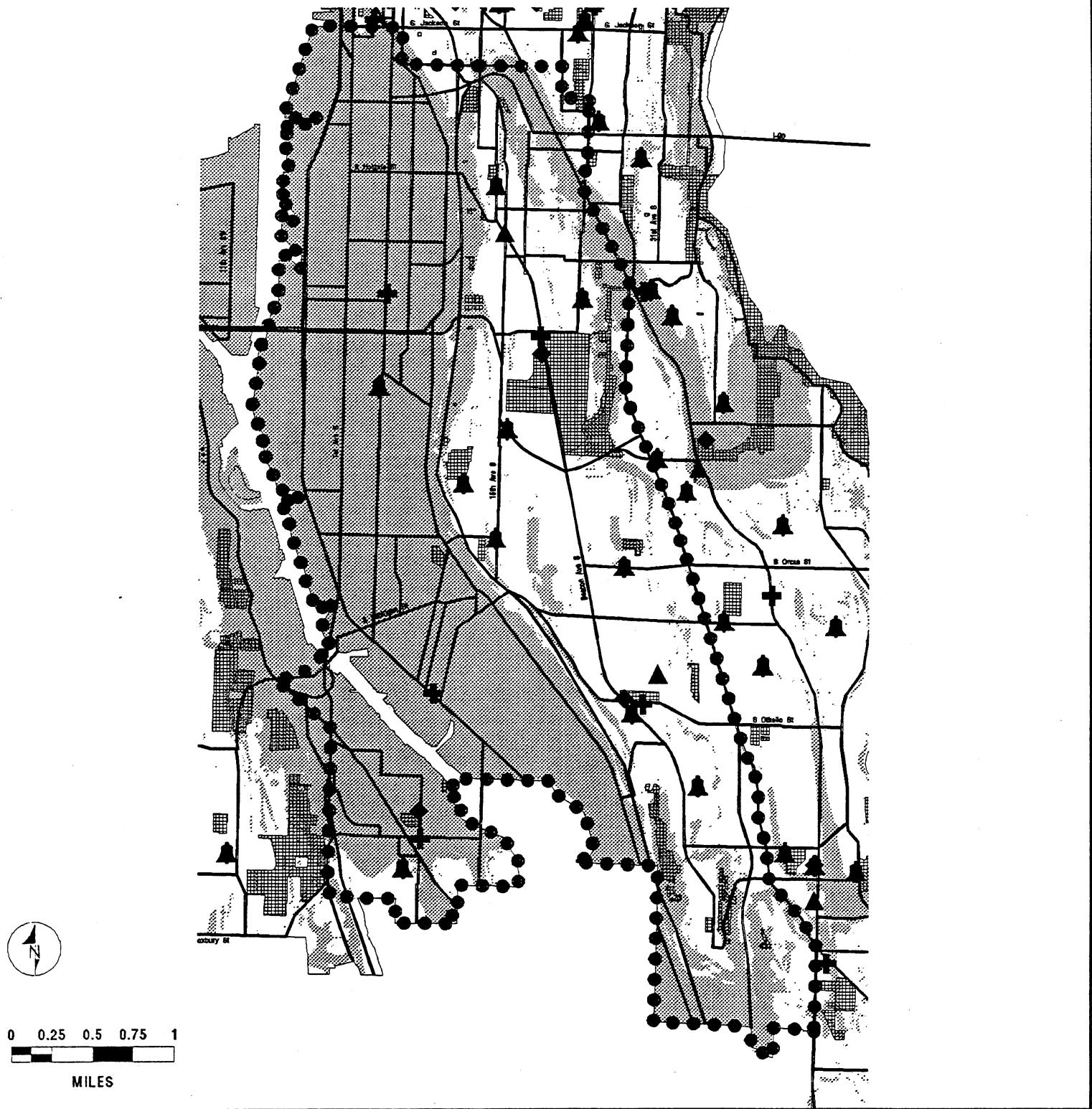
District = DUWAMISH

JOBS			TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)			SELECTED DENSITY MEASURES		
TOTAL	Share of Total City	78,718 16.1%	TOTAL	Share of Total City	\$3,030 7.6%	Average Persons per gross acre	5	Average Persons per net acre
JOBS IN SEATTLE (UNIVERSE: JOBS)			Share of City Total	Share of Total City		Average Households per gross acre	2	Average Households per net acre
TOTAL	78,718	100.0%	16.1%			Average Households per net acre	3	
Retail	7,991	10.2	11.6	Improvements Assessed Valuation	\$1,444 8.0%	Average Housing Units per gross acre	2	
Education	223	0.0	8.2	Share of Total City	\$1,586 7.3%	Average Housing Units per net acre	3	
Government, Finance, Ins., Real Estate	28,237	35.9	9.5			Average Number of Jobs per gross acre	10	
Manufacturing, Wholesale				Average Land Assessed Valuation per Parcel Square Foot		Average Number of Jobs per net acre	16	
Trade, Commun., Tr	42,267	53.7	35.3	\$6.52				
University Enrollment		0.0	0.0					

GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)			NET LAND AREA IN ACRES (Excludes streets, fresh water, etc)			
TOTAL	Share of Total City	7,915 14.6%	TOTAL	Share of Total City	5,031 13.2%	
LAND AREA BY ZONING (Universe: Gross Acres)			Share of City Total	Share of Total		
TOTAL	7,915	100.0%	14.6%	TOTAL	5,031 100.0%	Share of City Total
Commercial	339	4.3	7.6	Commercial	511 10.2	18.0
Downtown	51	0.6	6.1	Community Fac.	208 4.1	9.5
Industrial	3,879	49.0	58.0	Industrial	1,247 24.8	45.0
Multi Family	602	7.6	10.2	Residential	1,453 28.9	6.7
Single Family	3,012	38.1	8.6	Single Family	1,299 25.8	
Major Institution	39	0.5	3.8	Trans/Comm/Ot	691 13.7	33.5
			Vacant	702 14.0	22.4	
			Open Space	237 4.7	6.3	
			Other	38 0.8	32.4	

Source: Puget Sound Regional Council

Source: King County Assessor Extract, 1991



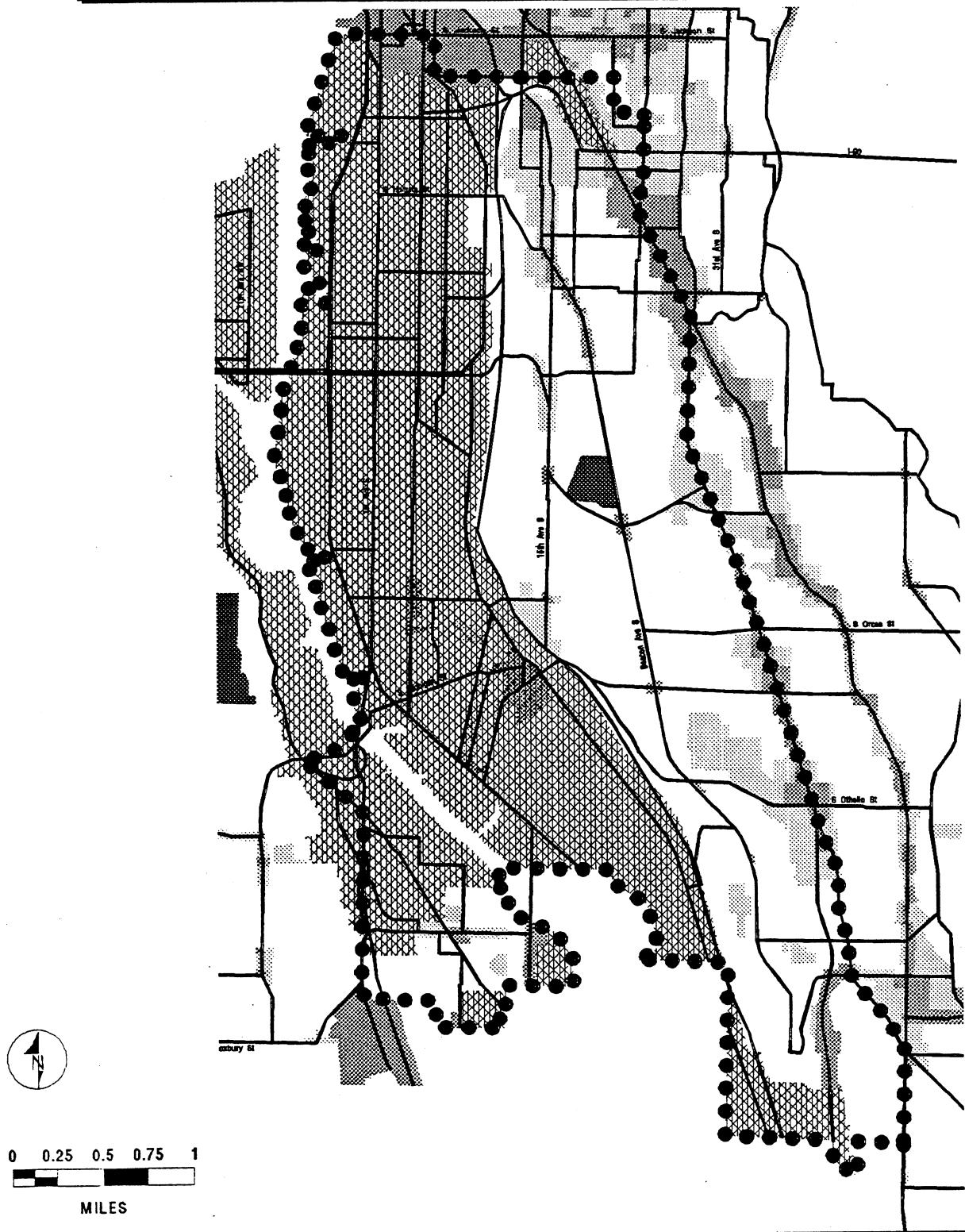
Duwamish District

Environmentally Sensitive Areas
 Parks

Public School
 Police and Fire
 Library
 Community Center

Arterials
 District Statistical Area





Duwamish District -- Zoning



Single-Family



Major Institution



Arterials



Multi-Family



Industrial



District Statistical Area



*Commercial and
Downtown*





SUB-AREA PROFILES, 1990

**FIRST HILL/
CAPITOL HILL/
MADISON PARK**

February 1993



THE FIRST HILL/ CAPITOL HILL/ MADISON AREA PROFILE

The First Hill/ Capitol Hill/ Madison sub-area is located in the central part of the city and forms a wedge shape from the Montlake Cut and Union Bay into the Downtown area. It is Generally bounded by Interstate 5 on the west, Madison on the Southeast, Yesler to the far south and Lake Washington on the east. It consists of 2,425 gross acres and is home to approximately 42,500 people. It includes a variety of areas such as the University Arboretum and the large collection of hospitals adjacent to downtown. The following highlights present a summary of the Area. The subsequent tables and maps provide a much more detailed picture of the area.

Demographics

- The area has a smaller share of children and a higher proportion of population in the middle age groups:
 - 8.5 percent of the population is less than 15 years old compared to 15 percent citywide.
 - 61.4 percent of the population is between the ages of 16 and 44 compared to 53.4 percent citywide.
- The area has an overall lower share of people of color than is generally found citywide:
 - 81 percent of the population is White compared to 75 percent citywide.
 - 11 percent of the population is African-American compared to ten percent citywide.
 - just 5.4 percent of the population is Asian Pacific Islander compared to almost 12 percent citywide.
- Residents of this area tend to have higher levels of formal education than is found citywide:
 - 47.6 percent of the people aged 25 and over have at least a bachelors degree compared to 38 percent citywide.
 - 9.2 percent of the people aged 25 and over have less than a high school education compared to 13.6 percent citywide.
- The people in this area tend to be more mobile -- Just 34.4 percent of the population aged 5 and over lived in the same house in 1990 as they did in 1985 compared to 44 percent citywide.
- Households in this area tend to be smaller than are found citywide
 - on average 1.66 people live in each household compared to 2.09 citywide.
 - 57.8 percent of the households are single person households.

Housing

- The First Hill/ Capitol Hill/ Madison area has a higher share of renter occupied units than is found citywide – almost 68 percent of the housing units are renter occupied compared to 48.6 percent citywide.
- The area has a much lower proportion of single family housing units than is found citywide – just 21 percent of the units in the area are single family compared to 53 percent citywide.
- The median values of owner occupied housing units is substantially higher at \$261,963 compared to \$137,884.
- Median rents are lower at \$396 compared to \$425.

- The age of the housing stock tends to be older than the city as a whole -- 53.4 percent of the housing units were built prior to 1940 compared to 36 percent citywide.

Employment

- This area had a slightly higher unemployment rate than was true for the city as a whole in 1990 -- 5.4 percent of the labor force was unemployed compared to 4.9 percent citywide.
- Workers in this area were much less likely to drive alone to work and more likely to walk to work:
 - just 44 percent of the workers drove alone to work compared to 58.7 percent citywide.
 - 20.8 percent of the workers rode the bus to work compared to 15.6 percent citywide.
 - 18.3 percent of the workers walked to work compared to 7.2 percent citywide.

Income

- Incomes in this area are generally higher than is found in the rest of the city. One exception is median household income which is slightly lower due to smaller household sizes:
 - Median household income was \$23,089 compared to \$29,353 citywide.
 - Median family income was \$46,501 compared to \$39,860 citywide
 - Per Capita Income was \$23,669 compared to \$18,308 citywide.
- Overall the population was slightly more likely to live in poverty than the city as a whole -- 16.3 percent of the population lived in poverty compared to 12.4 percent citywide.
- Children are less likely to live in poverty in this area -- 11.3 percent of the children aged less than 18 lived in poverty compared to 15.7 percent citywide.

Jobs

- The distribution of jobs in this area is not wildly different from that in the city as a whole -- there is a slightly higher share of retail and other service jobs and a lower share of manufacturing, wholesale trade and utilities jobs:
 - 16.4 percent of the jobs are in retail compared to 14.1 percent citywide.
 - 68.8 percent of the jobs are in government, finance, insurance and real estate compared to 60.8 percent citywide.

Land Use

- The area has a relatively high concentration of land zoned for multi-family development -- 21.5 percent of the gross land area is zoned for multi-family compared to 11 percent citywide.
- Land use indicates a larger amount of land used as open space than is found in the city as a whole -- 24 percent of the land is in open space compared to 10 percent citywide (this is attributable to the Arboretum located in this area).

Density

- This area tends to be much more dense than the city as a whole:
 - There are 18 persons per gross acre compared to 10 citywide.
 - There are 11 housing units per gross acre compared to five citywide
 - There are 19 jobs per gross acre compared to nine citywide

CHANGE 1980 - 1990

The First Hill/ Capitol Hill/ Madison Park area experienced a slight amount of change over the decade between 1980 and 1990. The area experienced a slight increase in population and households and a slight decrease in the number of families. The average household size in the area decreased slightly over the decade and the numbers of people living alone increased slightly.

Population

- Population increased by 4.1 percent compared to 4.5 percent citywide.
 - The population under the age of 5 decreased by two percent between 1980 and 1990.
 - The population aged 65 years and over increased by almost 20 percent during the decade.
 - There was a four percent increase in the White population between 1980 and 1990.
 - The number of people of color increased by just under three percent during the decade.

Households

- The number households increased by 4.2 percent compared to 7.9 percent citywide.
 - The average number of persons per household decreased from 1.71 in 1980 to 1.66 in 1990 while the average decreased citywide from 2.15 to 2.09.
 - There was a five percent decrease in married couple families between 1980 and 1990 compared to just a 2 percent increase citywide.
 - The number of people living alone increased by just 3.5 percent during the 1980's compared to a 13 percent increase citywide.

Housing Units

- Housing Units increased by 5.9 percent compared to 8.3 percent citywide.
 - There was just over a one percent increase in renter occupied housing units and a thirteen percent increase in owner occupied housing units between 1980 and 1990.
 - There was a six percent increase in housing units in multi-family structures and just a one percent increase in single family units during the 1980's.

PROJECTED CHANGE 1990 - 2010

Forecasts of population, household, and housing unit growth for the next twenty years indicates that the area is expected to experience growth at rates slightly lower than the rates of growth expected for the city as a whole.

- Population in the area is forecasts to increase by 3.3 percent between 1990 and 2010 compared to 5 percent growth for the city as a whole.
- The number of households is expected to grow by just 8 percent over the two decade period compared to a fifteen percent increase citywide.

SELECTED CHARACTERISTICS OF THE POPULATION, HOUSEHOLDS, AND FAMILIES
 1990 Census of Population and Housing
 Compiled by City of Seattle Planning Department

District = CAPITOL HILL

P1/4. PERSONS		H4. HOUSEHOLDS		FAMILIES	
TOTAL	Share of Total City	TOTAL	Share of Total City	TOTAL	Share of Total City
P11/12. PERSONS BY AGE (UNIVERSE: PERSONS)		PERSONS IN HOUSEHOLDS PERSONS PER HOUSEHOLD		PERSONS IN FAMILIES PERSONS PER FAMILY	
TOTAL	42,507	100.0%	23,880	39,610	16,750
				1.66	2.65
P16. HOUSEHOLD SIZE AND TYPE (UNIVERSE: HOUSEHOLDS)			PCT.		
TOTAL	23,880				
1 PERSON:					
MALE HOUSEHOLDER	13,803	57.8			
FEMALE HOUSEHOLDER	6,700	28.1			
2 OR MORE PERSONS:	7,103	29.7			
FAMILY HOUSEHOLDS:	10,077	42.2			
MARRIED COUPLE FAMILY:					
WITH RELATED CHILDREN	1,557	6.5			
NO RELATED CHILDREN	3,114	13.0			
OTHER FAMILY:					
MALE HOUSEHOLDER, NO WIFE PRESENT:					
WITH RELATED CHILDRE	157	0.7			
NO RELATED CHILDREN	267	1.2			
NO HUSBAND PRESENT:					
WITH RELATED CHILDRE	655	2.7			
NO RELATED CHILDREN	561	2.3			
NONFAMILY HOUSEHOLDS:					
MALE HOUSEHOLDER	2,209	15.7			
FEMALE HOUSEHOLDER	1,537	9.3			
12 and 13 years	64	12			
14 years	1,537	6.4			
15 to 17 years	1,537	5			
Female householder, no spouse:					
Under 3 years	177	177			
3 and 4 years	3	3			
5 years	29	29			
6 to 11 years	0	0			
12 and 13 years	68	68			
14 years	26	26			
15 to 17 years	5	5			
Male householder, no spouse:					
Under 3 years	43	43			
3 and 4 years	29	29			
5 years	0	0			
6 to 11 years	68	68			
12 and 13 years	26	26			
14 years	49	49			
P5. SEX (UNIVERSE: PERSONS)					
TOTAL	42,507	PCT.			
	100.0%				
MALE	22,175	52.2			
FEMALE	20,332	47.8			
P6/8/10. RACE AND HISPANIC ORIGIN (UNIVERSE: PERSONS)					
TOTAL	42,507	100.0%			
WHITE	34,471	81.1			
BLACK	4,617	10.9			
AMERICAN INDIAN,					
ESKIMO OR ALASKA NATIVE	620	1.5			
ASIAN OR PACIFIC I	2,286	5.4			
OTHER RACE	513	1.2			
HISPANIC ORIGIN (OF ANY RACE)	1,534	3.6			
		8.4			
EDUCATIONAL ATTAINMENT: Highest Grade Completed (Universe: Persons 25 years and over)					
Total	32,289	Pct.			
Less than 9th grade	990	3.1%			
9th to 12th grade, no diploma	1,955	6.1			
High school graduate/equivalency	4,832	15.0			
Some college, no degree	7,138	22.1			
Associate's degree	1,986	6.2			
Bachelor's degree	9,250	28.6			
Graduate or professional degree	6,138	19.0			
RESIDENCE IN 1985 (Universe: Persons 5 years and over)					
Total	41,193				
Lived in same house	14,170	34.4%			
Lived Diff. House -- Same Count	13,555	32.9			
Different County	11,911	28.9			
Same State	3,095	7.5			
Different State	8,816	21.4			
Lived abroad	1,557	3.8			
P1/4. PERSONS	42,507				
Share of Total City	8.2%				
P11/12. PERSONS BY AGE (UNIVERSE: PERSONS)					
TOTAL	42,507				
Share of City Total	8.2%				
P16. HOUSEHOLD SIZE AND TYPE (UNIVERSE: HOUSEHOLDS)					
TOTAL	23,880				
Share of Total City	10.1%				
PERSONS IN HOUSEHOLDS	39,610				
PERSONS PER HOUSEHOLD	1.66				
P23. Family Type and Age of Children (Universe: Own children under 18 years)					
In married-couple family:					
Under 3 years	699				
3 and 4 years	277				
5 years	129				
6 to 11 years	812				
12 and 13 years	211				
14 years	165				
15 to 17 years	349				
In other family:					
Male householder, no spouse:					
Under 3 years	43				
3 and 4 years	29				
5 years	0				
6 to 11 years	68				
12 and 13 years	26				
14 years	5				
15 to 17 years	49				
Female householder, no spouse:					
Under 3 years	177				
3 and 4 years	46				
5 years	62				
6 to 11 years	264				
12 and 13 years	111				
14 years	25				
15 to 17 years	127				
OTHER PERSONS IN GROUP QUARTERS					
COLLEGE DORMITORIES, MILITARY QUARTERS EMERGENCY SHELTERS FOR HOMELESS, ETC.					
P27. HOUSEHOLD SIZE (UNIVERSE: HOUSEHOLDS)					
1 PERSON	13,803	Pct.			
2 PERSONS	6,820				
3 PERSONS	1,736				
4 PERSONS	967				
5 PERSONS	371				
6 PERSONS	108				
7+ PERSONS	75				
CHANGE 1980 - 1990 (Universe: Persons, Households, and Families)					
PCT.	1980				
PERSONS	40,822				
Households	22,914				
Families	6,787				
PCT.	1990				
Change					
Persons	42,507				
Households	23,880				
Families	6,787				
PCT.	Pct.				

**SELECTED CHARACTERISTICS OF HOUSING UNITS
1990 Census of Population and Housing
Compiled by City of Seattle Planning Department**

SELECTED CHARACTERISTICS OF EMPLOYED RESIDENTS AND INCOME
 1990 Census of Population and Housing
 Compiled by City of Seattle Planning Department

District = CAPITOL HILL

7

FIRST HILL/ CAPITOL HILL/ MADISON PARK Sub-area Profiles 1990

P70/71/72. Employment Status (Universe: Persons 16 years and over)							MEDIAN INCOME, 1989							POVERTY STATUS IN 1989						
In Armed Forces	Civilian Labor Force	Not In Labor Force	Median Household Income	\$23,089			Median Family Income	\$46,501			All persons for whom poverty status is determined*	40,174		All persons	28.7%					
Employed	Unempl.	Rate	Median Nonfamily Household Income	\$18,971			Below poverty level	6,560			Below poverty level	6,560			40.0%					
Total	23	25,405	1,456	5.4%	11,974	P112/113. Workers in Family and Mean Income in 1989 (Universe: Families)	Persons 18 years and over	36,164			Persons 18 years and over	36,164			65.3%					
Male	12	13,702	858	5.9%	5,764		Below poverty level	6,038			Below poverty level	6,038								
Female	11	11,703	598	4.9%	6,210		Persons 65 years and over	5,622			Persons 65 years and over	5,622								
Share of Employed City Residents			Workers	8.9%			Below poverty level	7,699			Below poverty level	7,699								
Share of Unemployed City Residents			None	9.9%			Related children under 18 years	3,915			Related children under 18 years	3,915								
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)	Pct.		1				Below poverty level	443			Below poverty level	443								
Worked in Washington State:			2				Related children under 5 years	1,333			Related children under 5 years	1,333								
Worked in King County			3 or more				Related children 5 to 17 years	2,582			Related children 5 to 17 years	2,582								
Worked in Seattle							Below poverty level	240			Below poverty level	240								
Worked outside of Seattle							Unrelated individuals	23,368			Unrelated individuals	23,368								
Out of Seattle - In County							Below poverty level	5,233			Below poverty level	5,233								
Worked outside of King County							All Families	6,301			All Families	6,301								
Worked outside of WA.							Below poverty level	512			Below poverty level	512								
P49. Means of Transportation to Work (Universe: Workers 16 years and over)	Pct.						With related children under 18 year	2,385			With related children under 18 year	2,385								
Car, truck, or van:							Mean income	2,999			Mean income	2,999								
Drove alone							With own children	1,061			With own children	1,061								
Carpooled							No own children	160			No own children	160								
Public transportation:							Female householder families	1,128			Female householder families	1,128								
Bus or trolley bus							Below poverty level	324			Below poverty level	324								
Subway or elevated							With related children under 18 year	623			With related children under 18 year	623								
Railroad							Below poverty level	249			Below poverty level	249								
Ferryboat							With related children under 5 years	196			With related children under 5 years	196								
Taxicab							Below poverty level	128			Below poverty level	128								
Motorcycle							All persons	16.3%			All persons	16.3%								
Bicycle							15 years and over	16.7%			15 years and over	16.7%								
Walked							Per Capita Income	13.7%			Persons 18 years and over	13.7%								
Other means							15 years and over	11.3%			Related children under 18 years	11.3%								
Worked at home							Related children under 5 years	15.2%			Related children under 5 years	15.2%								
Total workers							15 years and over	9.3%			Related children 5 to 17 years	9.3%								
							Unrelated individuals	22.4%			Unrelated individuals	22.4%								
P50/51. Travel Time to Work (Universe: Workers 16 years and over)	Pct.						All families	8.1%			All families	8.1%								
Did not work at home:							With related children under 18 years	12.5%			With related children under 18 years	12.5%								
0 - 19 minutes							With related children under 5 years	15.1%			With related children under 5 years	15.1%								
20 - 39 minutes							All persons	40.0%			All persons	40.0%								
40 - 59 minutes							15 years and over	65.3%			15 years and over	65.3%								
60 - 89 minutes							Related children under 18 years	28.7%			Related children under 18 years	28.7%								
90 or more minutes							Related children under 5 years	40.0%			Related children under 5 years	40.0%								
Worked at home							With related children under 5 years	65.3%			With related children under 5 years	65.3%								
Mean travel time to work							All persons	20 minutes			All persons	20 minutes								

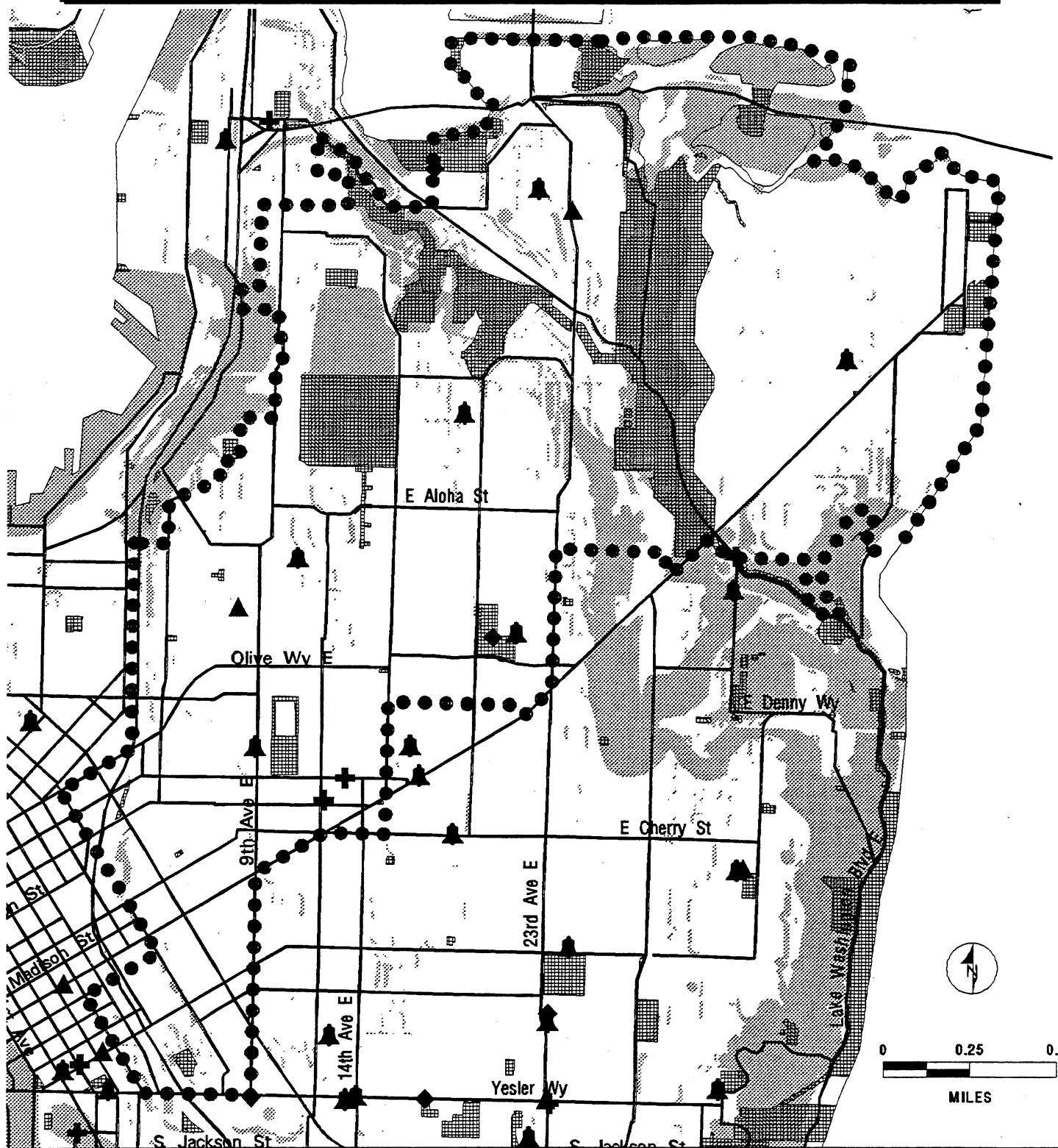
* Poverty status is only determined for noninstitutionalized persons, etc.

SELECTED CHARACTERISTICS OF JOBS AND LAND USE, 1990
 Puget Sound Regional Council and King County Assessor Data
 Compiled by City of Seattle Planning Department

District = CAPITOL HILL

JOBS		TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
TOTAL	45,437	\$3,394	8.5%	Average Households per gross acre	18
Share of Total City	9.3%	Share of Total City		Average Households per net acre	25
JOBS IN SEATTLE (UNIVERSE: JOBS)		Share of City Total		Average Persons per gross acre	
TOTAL	45,437	100.0%	9.3%	Average Persons per net acre	18
Retail	7,443	16.4	10.8	Average Households per gross acre	10
Education	111	0.0	4.1	Average Households per net acre	14
Government, Finance, Ins., Real Estate	31,282	68.8	10.6	Average Housing Units per gross acre	11
Manufacturing,				Average Housing Units per net acre	15
Wholesale				Average Jobs per gross acre	19
Trade, Common, Tr	6,601	14.5	5.5	Average Number of Jobs per net acre	27
University Enrollment	5,472	12.0	10.0	Average Number of Jobs per net acre	
Source: Puget Sound Regional Council		Average Land Assessed Valuation per Parcel Square Foot		\$16.84	
GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)		NET LAND AREA IN ACRES (Excludes: streets, fresh water, etc)		ESTIMATED LAND AREA BY USE (Universe: Net Acres)	
TOTAL	2,425	2,425	4.5%	TOTAL	1,699
Share of Total City		Share of Total City		Share of City Total	4.4%
LAND AREA BY ZONING (Universe: Gross Acres)		Share of City Total		Share of City Total	
TOTAL	2,425	100.0%	4.5%	TOTAL	1,699 100.0% 4.4%
Commercial	206	8.5	4.6	Commercial	144 8.5 5.1
Downtown	34	1.4	4.1	Community Fac.	79 4.6 3.6
Industrial	6	0.2	0.1	Industrial	15 0.9 0.5
Multi Family	522	21.5	8.8	Residential	935 55.0 4.3
Single Family	1,583	65.2	4.5	Single Family	662 38.9 4.3
Major Institution	75	3.1	7.2	Trans/Comm/Ut	13 0.8 0.6
				Vacant	90 5.3 2.9
				Open Space	414 24.3 10.9
				Other	6 0.4 5.0

Source: King County Assessor Extract, 1991



First Hill/Capitol Hill District



*Environmentally
Sensitive Areas*



Parks



Public School



Police and Fire



Library



Community Center

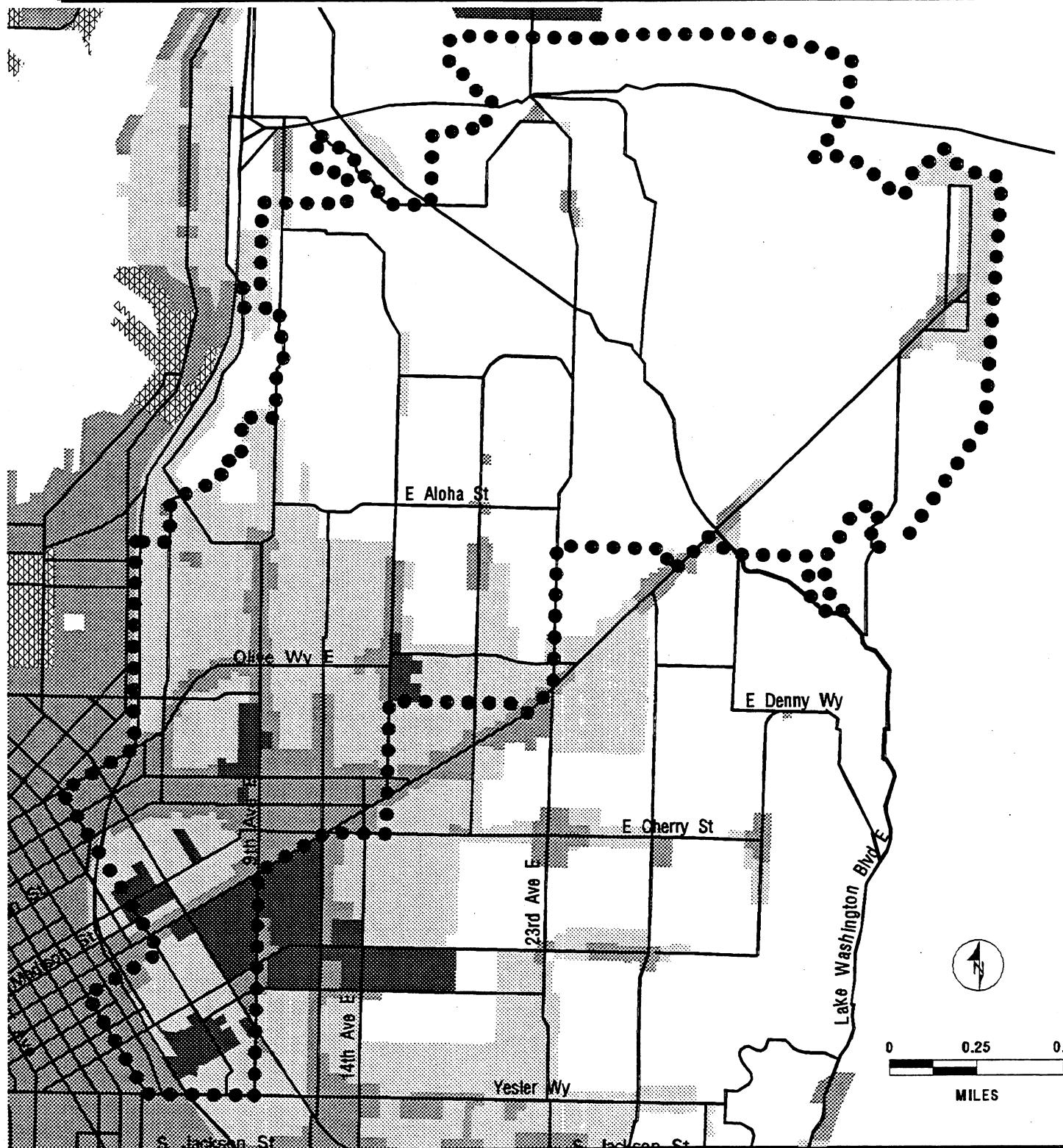


Arterials



*District Statistical
Area*





First Hill/Capitol Hill District -- Zoning



Single-Family



Major Institution

— Arterials



Multi-Family



Industrial



District Statistical Area

Commercial and
Downtown

**CENSUS
96**

SUB-AREA PROFILES, 1990

LAKE UNION

February 1993



LAKE UNION AREA PROFILE

The Lake Union Area is bordered generally by Green Lake and Woodland Park Zoo on the north, Phinney Avenue and Lake Union's western shore on the west, Mercer Street on the south and Interstate 5 on the east. It consists of 2,195 gross acres and is home to approximately 25,000 people. The area is predominately residential with but also has large areas of commercial development along Lake Union and NE 45th Street. The following highlights present a summary of the Lake Union Area. The subsequent set of tables and maps provide a much more detailed picture of the area.

Demographics

- The Lake Union area is home to a high proportion of the people aged 25 to 44 -- 54 percent of the population is aged 25 - 44 compared to 39 percent citywide.
- The Lake Union Area has a substantially lower percentage of its population that are people of color than is found citywide -- just 9.2 percent of the population are people of color compared to 25 percent citywide.
- Residents of the Lake Union area tend to have substantially more formal education than is the case for others areas in the city -- 57 percent of the people 25 years and over have bachelor, graduate or professional degrees compared to 38 percent citywide.
- Households in the Lake Union area tend to be smaller than those citywide -- on average 1.85 people live in each household compared to 2.09 citywide.
- In addition:
 - 26 percent of the households in the Lake Union area are married couple families compared to 36 percent citywide.
 - 46 percent of the households are single person households compared to 40 percent citywide.
 - 3.9 percent of the households are single parent households compared to 6.2 percent citywide.
 - 20.2 percent of the households are composed of a group of unrelated people compared to 12.5 percent citywide.

Housing

- Housing units in the Lake Union area are less likely to be owner occupied than in the city as a whole -- 35.2 percent of the housing units are owner occupied compared to 46.5 percent citywide.
- The housing units in the Lake Union area are less likely to be in single family structures than are housing units citywide -- 39.5 percent of the housing units are in single family structure as compared to 53.1 percent citywide.
- The median value of owner occupied housing units was \$160,971 compared to \$137,884.
- The median rent was \$455 compared to \$425 citywide.

Employment

- The unemployment rate in the Lake Union area was slightly lower than the city as a whole -- 3.7 percent of the labor force was unemployed in 1990 compared to 4.9 percent citywide.

Income

- Incomes in the Lake Union area tend to be slightly higher than income levels citywide:
 - Median household income was \$30,167 compared to \$29,353 citywide.
 - Median Family Income was \$43,906 compared to \$39,860 citywide.
 - Per Capita Income was \$21,091 compared to \$18,308 citywide.
- In addition to higher incomes the Lake Union area also had a slightly lower overall poverty rate than the city as a whole -- 8.3 percent of the population lived in poverty compared to 12.4 percent citywide.
- The rate of children living in poverty around Lake Union was substantially lower than is found citywide -- 5.0 percent of the population 18 and under lived in poverty compared to 15.7 percent citywide.

Jobs

- The Lake Union area has a distribution of jobs similar to that of the city as a whole:
 - 17.7 percent of the jobs are in the retail sector compared to 14.1 percent citywide.
 - 58 percent of the jobs are in the government, finance, insurance, and real estate sectors compared to 60.8 percent citywide.
 - 24 percent of the jobs are in manufacturing, wholesale trade, transportation and communications sectors which is identical to the percentage citywide.

Land Use

- The Lake Union area is residential and commercial with a higher proportion of land in multi-family than is found citywide:
 - 20.2 percent of the land is zoned for multi-family residential uses compared to 11 percent citywide.
 - 63 percent of the net land is developed for residential uses.
 - 15 percent of the land is zoned for commercial purposes compared to 8.2 percent citywide.

Density

- The residential density of the Lake Union area are slightly higher than those found citywide:
 - There are 12 people per gross acre compared to 10 citywide.
 - There are 6 households per gross acre compared to 4 citywide.
- The employment density in the Lake Union area is comparable to the citywide density -- there eight jobs per gross acre compared to 9 citywide.

CHANGE 1980 - 1990

The Lake Union Area experienced small levels of change over the decade between 1980 and 1990. The Area experienced small changes in population and slightly larger percentage changes in housing units and households compared to other parts of the city. There were relatively large levels of growth for young people and people of color while the number of elderly decreased.

Population

- Population increased by just 1.4 percent compared to 4.5 percent citywide.
 - The population under the age of 5 increased by 28 percent between 1980 and 1990.
 - The population aged 65 years and over decreased by over 18 percent during the decade.
 - There was less than a one percent decrease in the White population between 1980 and 1990.
 - The number of people of color increased by 27 percent during the decade.

Households

- The number of households increased by 7.9 percent during the decade which is the same level of growth citywide.
 - The average number of persons per household decreased slightly from 1.91 in 1980 to 1.85 in 1990 while the average decreased citywide from 2.15 to 2.09.
 - There was an two percent decrease in married couple families between 1980 and 1990 compared to just a 2 percent increase citywide.
 - The number of people living alone increased by almost ten percent during the 1980's compared to a 13 percent increase citywide.

Housing Units

- Housing Units increased by nine percent compared to 8.3 percent citywide.
 - There was 9.8 percent increase in renter occupied housing units and there was a 4.4 percent increase in the number of owner occupied housing units between 1980 and 1990.
 - There was a 12.6 increase in housing units in multi-family structures and 3.7 percent decrease in the number of single family units during the 1980's.

PROJECTED CHANGE 1990 - 2010

Forecasts of population, household, and housing unit growth for the next twenty years indicates that the area is expected to experience growth at rates slightly higher than the rates of growth expected for the city as a whole.

- Population in the area is forecasts to increase by just 9.8 percent between 1990 and 2010 compared to 5 percent growth for the city as a whole.
- The number of households and housing units are expected to grow by 10.3 and 18.1 percent respectively over the two decade period compared to a fifteen percent increase citywide.

P1/4. PERSONS		H4. HOUSEHOLDS		FAMILIES	
TOTAL	Share of Total City	TOTAL	Share of Total City	TOTAL	Share of Total City
(UNIVERSE: PERSONS)		PERSONS IN HOUSEHOLDS		PERSONS IN FAMILIES	
TOTAL	100.0%	PERSONS PER HOUSEHOLD	4.9%	1.85	PERSONS PER FAMILY
UNDER 5	1,071	4.2	3.7	13,521	4,585
5 - 15	1,337	5.3	2.8		4.1%
16 - 24	3,266	12.8	4.7		11,847
25 - 34	9,129	32.0	7.3		2.38
35 - 44	5,598	22.0	6.0		
45 - 64	3,598	14.1	4.2		
65 - 84	2,106	8.3	3.0		
85 +	328	1.3	3.5		
P5. SEX (UNIVERSE: PERSONS)		Share of City Total			
TOTAL	25,433	100.0%	PCT.		
MALE	12,363	48.6			
FEMALE	13,070	51.4			
P6/8/10. RACE AND HISPANIC ORIGIN (UNIVERSE: PERSONS)		Share of City Total			
TOTAL	25,433	100.0%	PCT.		
WHITE	23,103	90.8			
BLACK	560	2.2			
AMERICAN INDIAN, ESKIMO OR ALEUT	273	1.1			
ASIAN OR PACIFIC I	1,189	4.7			
OTHER RACE	308	1.2			
HISPANIC ORIGIN (OF ANY RACE)	725	2.9	4.0		
EDUCATIONAL ATTAINMENT: Highest Grade Completed (Universe: Persons 25 years and over)		Pct.			
Total	19,739				
Less than 9th grade	288	1.5%			
9th to 12th grade, no diploma	815	4.1			
High school graduate/equivalency	2,266	11.5			
Some college, no degree	3,881	19.7			
Associate degree	1,270	6.4			
Bachelor's degree	7,129	36.1			
Graduate or professional degree	4,090	20.7			
RESIDENCE IN 1985 (Universe: Persons 5 years and over)		Pct.			
Total	24,244				
Lived in same house	8,593	35.4%			
Lived Diff. House -- Same Count	8,705	35.9			
Different County	6,329	26.1			
Same State	1,935	8.0			
Different State	4,394	18.1			
Lived abroad	617	2.5			

District = LAKE UNION

SELECTED CHARACTERISTICS OF HOUSING UNITS
 1990 Census of Population and Housing
 Compiled by City of Seattle Planning Department

H4. HOUSING UNITS			AVERAGE PERSONS PER OCCUPIED HOUSING UNIT			CHANGE 1980 - 1990		
TOTAL	14,112	5.7%	POPULATION IN HOUSING UNITS	24,978	1.85	(UNIVERSE: HOUSING UNITS)		
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)			H2/26/27. Year Structure Built by Tenure (Universe: Housing units)			Pct		
TOTAL	14,112	100.0%	Year Built	Total Units	%			
OCCUPIED	13,521	95.8	1989 to March 1990	297	2.1			
OWNER OCCUPIED	4,970	35.2	1985 to 1988	820	5.8			
RENTER OCCUPIED	8,551	60.6	1980 to 1984	332	2.4			
VACANT	591	4.2	1970 to 1979	1,163	8.2			
			1960 to 1969	1,717	12.2			
			1950 to 1959	1,392	9.9			
			1940 to 1949	1,135	8.0			
			Before 1940	7,265	51.4			
H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS								
Persons	Per Unit	Pct	H31/32/33. Bedrooms (Universe: Housing units)	Total Units	%			
OCCUPIED	24,978	1.8	100.0%					
OWNER OCCUPIED	10,790	2.2	43.2					
RENTER OCCUPIED	14,188	1.7	56.8					
			No bedroom	837	5.9			
			1 bedroom	4,823	34.2			
			2 bedrooms	4,562	32.3			
			3 bedrooms	2,149	15.2			
			4+ bedrooms	1,395	9.9			
			5+ bedrooms	355	2.5			
			Total housing units	14,121	100.0%			
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)	\$455							
MEDIAN VALUE								
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)			OWNER, OCCUPIED UNITS	OCCUPIED UNITS	PCT	OWNER, OCCUPIED UNITS	OCCUPIED UNITS	RENTER OCCUPIED UNITS
SINGLE FAMILY	TOTAL UNITS	PCT	VACANT UNITS	PCT		VACANT UNITS	PCT	PCT
1', DETACHED	5,580	39.5%	197	33.3%		5,383	39.8%	1,342
1', ATTACHED	5,389	38.2	184	31.1		5,205	38.5	1,344
	191	1.4	13	2.2		178	1.3	98
MULTI FAMILY	8,053	57.1	331	56.0		7,722	57.1	785
2	1,041	7.4	48	8.1		993	7.3	791
3 OR 4	1,180	8.4	55	9.3		1,125	8.3	1,015
5 TO 9	2,273	16.1	83	14.0		2,190	16.2	2,041
10 TO 19	2,377	16.8	85	14.4		2,292	17.0	2,062
20 TO 49	1,113	7.9	57	9.6		1,036	7.8	962
50 OR MORE	69	0.5	3	0.5		66	0.5	66
MOBILE HOME OR TRAILER	8	0.1	0	0.0		8	0.1	3
OTHER	471	3.3	63	10.7		408	3.0	169
TOTAL	14,112	100.0%	591	100.0%		13,521	100.0%	8,551
						4,970		100.0%

H43/44. AGGREGATE AND AVERAGE NUMBER OF PERSONS (UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)		
Units	12,950	14,112
Pct	1980	1990
Average Persons	12.59	12.36
Average Persons	3.35	1.88

H33. TENURE AND VACANCY (UNIVERSE: HOUSING UNITS)			CHANGE 1980 - 1990		
TOTAL	1980	1990	UNITS	1980	1990
MULTI FAMILY	11,658	11,511			
2 OR 4	1,811	1,822			
5 TO 2	1,833	1,631			
10 TO 19	3,187	3,187			
1', DETACHED	3,271	1,433			
20 TO 49	1,413	1,391			
50 OR MORE	83	1,261			
MOBILE HOME OR OTHER	13	1,631			
TOTAL	713	1,755			
	24,978	1,855			

P70/71/72. Employment Status (Universe: Persons 16 years and over)				MEDIAN INCOME, 1989		POVERTY STATUS IN 1989	
In Armed Forces	Civilian Labor Force	Not In Labor Force		Median Household Income	\$30,167	All persons for whom poverty status is determined*	25,110
Employed	Unempl.	Rate		Median Family Income	\$43,906	Below poverty level	2,077
Total	18	17,591	671	3.7%	4,631	Persons 18 years and over	22,622
Male	18	8,793	402	4.4%	1,794	Below poverty level	1,949
Female	0	8,798	269	3.0%	2,837	Persons 65 years and over	1,311
Share of Employed City Residents		6.2%		Workers	Families	Related children under 18 years	2,483
Share of Unemployed City Residents		4.6%		None		Below poverty level	123
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)				1	490	Related children under 5 years	1,035
Worked in Washington State:				2	1,025	Related children 5 to 17 years	1,448
Worked in King County		16,066	93.8%	3 or more	2,861	Below poverty level	88
Worked in Seattle		13,377	78.1		58,936	Unrelated individuals	88
Worked outside of Seattle		3,749	21.9		71,446	Below poverty level	12,892
Out of Seattle - In County		2,689	15.7				1,767
Worked outside of King		911	5.3				
Worked outside of WA.		149	0.9				
P49. Means of Transportation to Work (Universe: Workers 16 years and over)						All Families	4,704
Car, truck, or van:						Below poverty level	134
Drove alone		9,801	57.2%			With related children under 18 year	1,716
Carpooled		1,642	9.6			Below poverty level	98
Public transportation:		3,111	18.2			With related children under 5 years	887
Bus or trolley bus		0	0.0			Below poverty level	42
Subway or elevated		5	0.0				
Railroad		29	0.2			Female householder families	780
Ferryboat		7	0.0			Below poverty level	76
Taxicab		99	0.6			With related children under 18 year	357
Motorcycle		508	3.0			Below poverty level	67
Bicycle		918	5.4			With related children under 5 years	113
Walked		93	0.5	All persons	\$21,091	Below poverty level	35
Other means		903	5.3				
Worked at home							
Total workers		17,126	100.0%				
P114/115/116. Per Capita Income in 1989 (Universe: Total persons or persons 15 years and over)						PERCENT BELOW POVERTY LEVEL	8.3%
Car, truck, or van:						All persons	8.6%
Drove alone						Persons 18 years and over	4.1%
Carpooled						Related children under 18 years	5.0%
Public transportation:						Related children under 5 years	3.4%
Bus or trolley bus						Related children 5 to 17 years	6.1%
Subway or elevated						Unrelated individuals	13.7%
Railroad						All families	2.8%
Ferryboat						With related children under 18 years	5.7%
Taxicab						With related children under 5 years	4.7%
Motorcycle							
Bicycle						Female householder families	9.7%
Walked						With related children under 18 years	18.8%
Other means						With related children under 5 years	31.0%
Worked at home							
Total workers							
P50/51. Travel Time to Work (Universe: Workers 16 years and over)							
Did not work at home:							
0 - 19 minutes		8,015	46.8%				
20 - 39 minutes		6,864	40.1				
40 - 59 minutes		828	4.8				
60 - 89 minutes		333	1.9				
90 or more minutes		183	1.1				
Worked at home		903	5.3				
Mean travel time to work							20 minutes

* Poverty status is only determined for noninstitutionalized persons, etc.

District = LAKE UNION

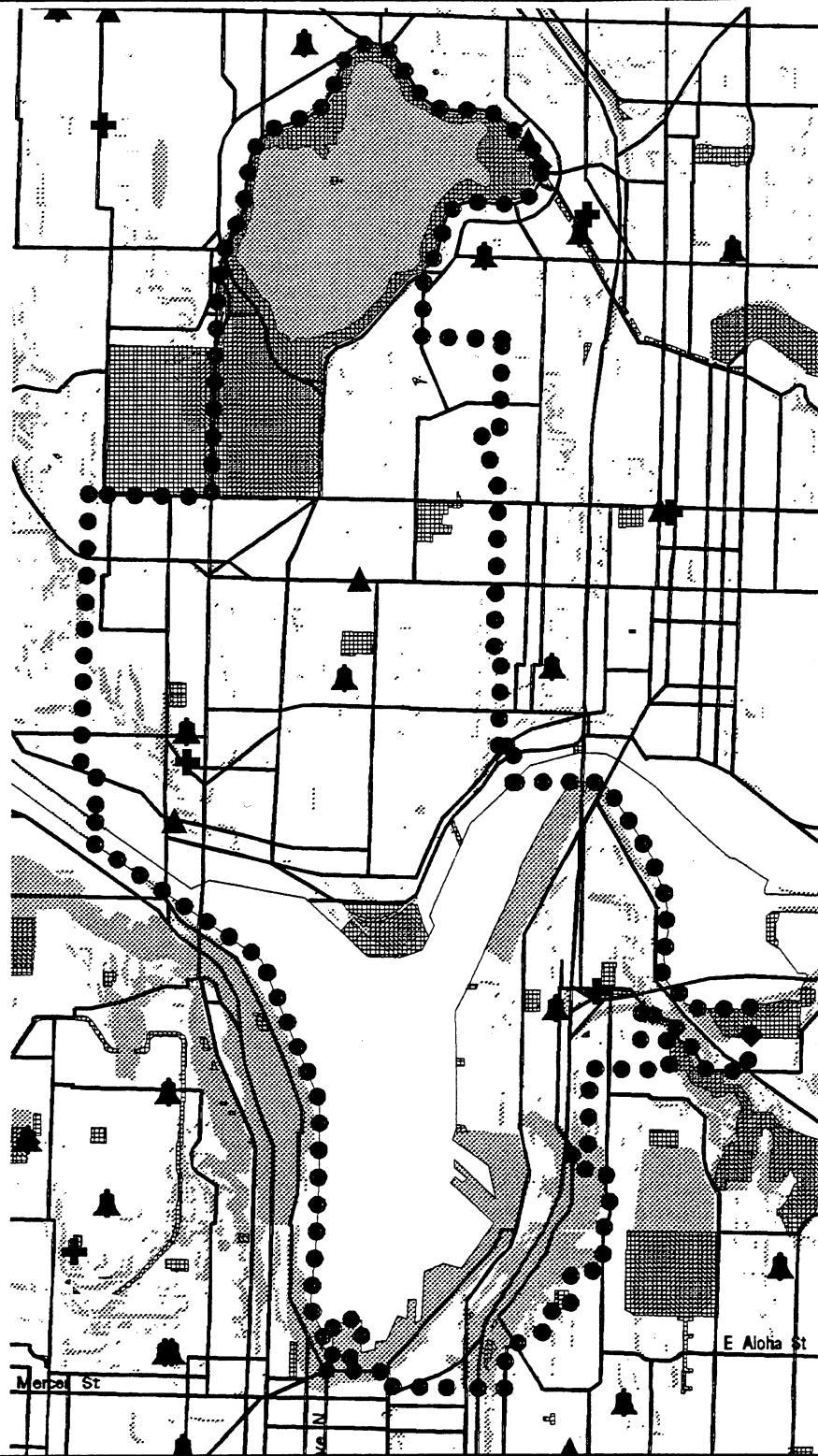
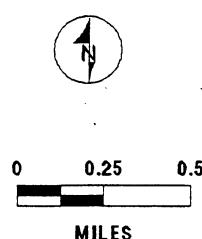
SELECTED CHARACTERISTICS OF JOBS AND LAND USE, 1990
 Puget Sound Regional Council and King County Assessor Data
 Compiled by City of Seattle Planning Department

JOBS			TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)			SELECTED DENSITY MEASURES		
TOTAL	TOTAL Share of Total City	18,601 3.8%	TOTAL Share of Total City	\$1,714 4.3%		Average Households per gross acre	Average Persons per gross acre	12
JOBS IN SEATTLE (UNIVERSE: JOBS)			City Total Share of Total 3.8%			Average Households per net acre	Average Persons per net acre	22
TOTAL	18,601	100.0%				Average Households per gross acre	Average Persons per gross acre	6
Retail	3,297	17.7	4.8			Average Households per net acre	Average Persons per net acre	12
Education	52	0.0	1.9			Average Housing Units per gross acre	Average Persons per gross acre	6
Government, Finance, Ins., Real Estate	10,772	57.9	3.6			Average Housing Units per net acre	Average Persons per net acre	12
Manufacturing, Wholesale						Average Number of Jobs per gross acre	Average Number of Jobs per net acre	8
Trade, Commun., Tr	4,480	24.1	3.7			Average Number of Jobs per gross acre	Average Number of Jobs per net acre	16
University Enrollment	.	0.0	0.0					

GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)			NET LAND AREA IN ACRES (Excludes streets, fresh water, etc)		
TOTAL	TOTAL Share of Total City	1,143 3.0%	TOTAL	TOTAL Share of Total City	1,143 3.0%
LAND AREA BY ZONING (Universe: Gross Acres)			ESTIMATED LAND AREA BY USE (Universe: Net Acres)		
TOTAL	2,195	100.0% 4.1%	City Total Share of 4.1%	TOTAL	1,143 100.0% 3.0%
Commercial	327	14.9	7.4	Commercial	148 13.0 5.2
Downtown		0.0	0.0	Community Fac.	62 5.4 2.8
Industrial	154	7.0	2.3	Industrial	73 6.4 2.6
Multi Family	444	20.2	7.5	Residential	726 63.5 3.4
Single Family	1,032	47.0	3.0	Single Family	495 43.3 3.4
Major Institution	.	0.0	0.0	Trans/Comm/Ut	18 1.5 0.9
				Vacant	51 4.5 1.6
				Open Space	36 3.1 0.9
				Other	6 0.5 5.0

Source: Puget Sound Regional Council

Source: King County Assessor Extract, 1991



Lake Union District



Environmentally
Sensitive Areas



Parks



Public School



Police and Fire



Library



Community Center

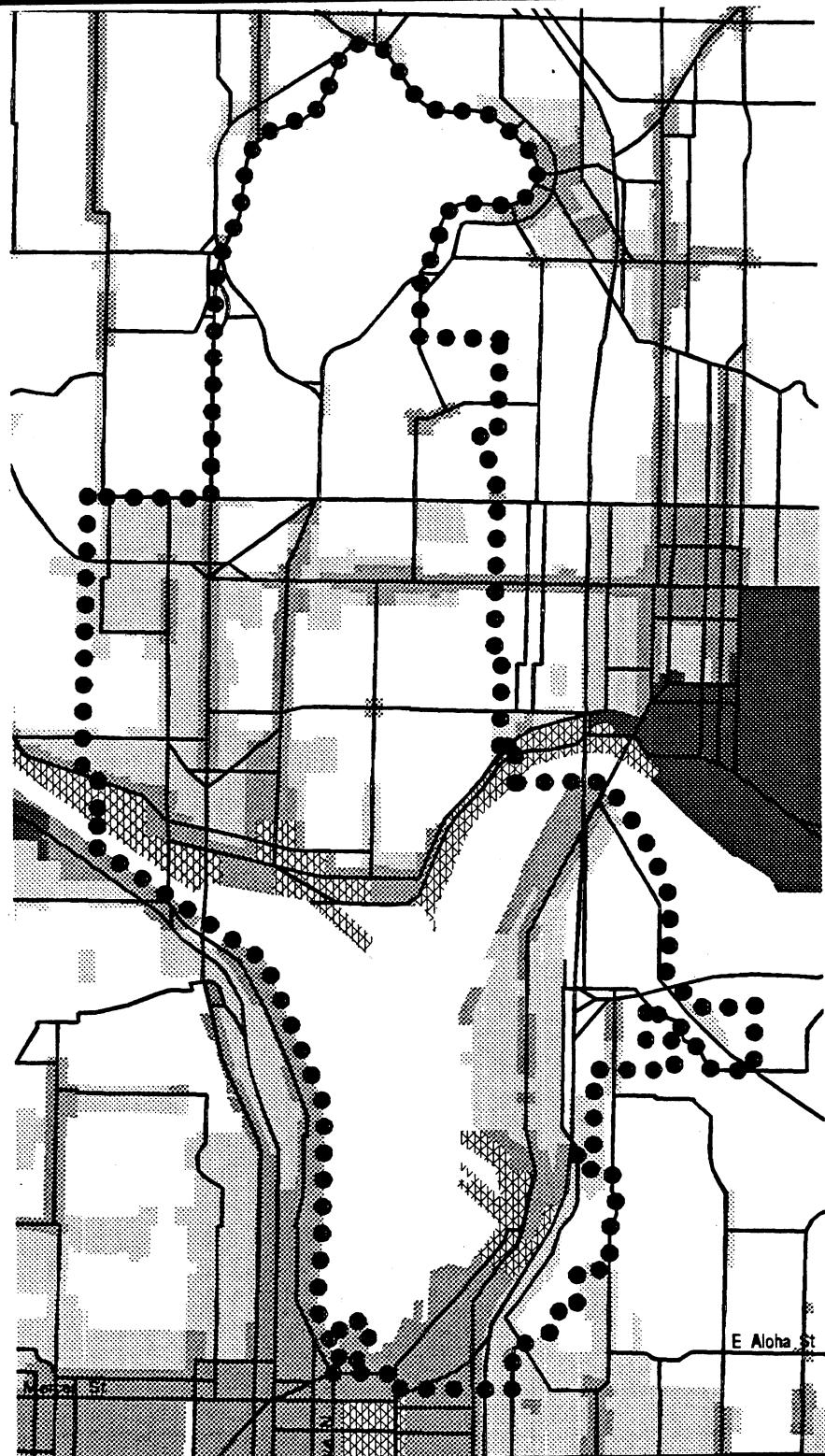
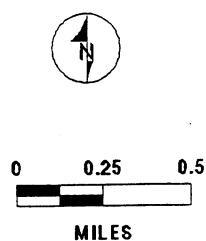


Arterials



District Statistical
Area





Lake Union District -- Zoning



Single-Family



Major Institution



Arterials



Multi-Family



Industrial



District Statistical Area

Commercial and
Downtown

CITY OF SEATTLE • PLANNING DEPARTMENT

CENSUS 90

SUB-AREA PROFILES, 1990

NORTH

February 1993



CURRENT PLANNING RESEARCH BULLETIN NUMBER 53.G

NORTH AREA PROFILE

The North Area is as the name implies located in the far north end of the city and generally east of Interstate 5. It consists of 3,696 gross acres and is home to almost 35,000 people. The area is primarily residential but is home to landmarks such as the Northgate Shopping Mall and the Jackson Park Golf Course. The following highlights present a summary of the North area. The subsequent set of tables and maps provide a much more detailed picture of the area.

Demographics

- The age distribution of the population is almost identical to the age distribution citywide -- 14 percent of the population is under the age 15 and fifteen percent of the population is age 65 or over.
- A lower proportion of the North area population is African-American than is the case citywide -- four percent of the population is African-American compared to 10 percent citywide.
- Educational achievement levels are comparable to those citywide --ten percent of the people aged 25 and over in the North area have less than a high school education compared to 13.6 percent citywide and 25 percent of that population group has a bachelor's degree compared to 25 percent citywide.
- Household sizes and the distribution of people by types of households are very similar to the city as a whole -- on average 2.1 persons live in each household compared to 2.09 citywide.

Housing

- The housing units in the North area are slightly more likely to be owner occupied than is true citywide - 51 percent of the housing units in the North area are owner occupied compared to 46.5 percent citywide.
- The median value of owner occupied housing units is \$134,068 compared to \$137,884 citywide.
- The median rent is \$458 compared to \$425 citywide.
- The housing stock in the North area is newer than generally found citywide:
 - just 12.5 percent of the housing units were built prior to 1940 compared to 36 percent citywide.
 - eighteen percent of the housing units have been built since 1980 compared to just 12 percent citywide.
- There is a slightly higher proportion of single family units in the North area -- 58 percent of the housing units are in single family structures compared to 53 percent citywide.

Employment

- The North area had a lower unemployment rate than was found citywide -- 3.6 percent of the labor force was unemployed compared to 4.9 percent citywide.
- Transit ridership was lower in the North area than citywide --64 percent of the workers in the North area drove alone to work compared to 58.7 percent citywide.

Income

- Income levels in the North area are very similar to income levels citywide :
 - Median household income was \$30,291 compared to \$29,353 citywide.
 - Median Family income was \$39,223 compared to \$39,860 citywide.
 - Per Capita Income was \$18,039 compared to \$18,308 citywide.
- Poverty levels were lower in the North area than in the city as a whole -- 8.8 percent of the people in the North area lived in poverty compared to 12.4 percent citywide.
- The poverty rate for children in the North area was also lower -- 12.1 percent of the children under the age of 18 lived in poverty compared to 15.7 percent citywide.

Jobs

- Not surprisingly, given it is home to the Northgate shopping area, the North area has a higher share of jobs in the retail sector than is found citywide -- 34 percent of the jobs in the North area are in retail compared to 14 percent citywide while just 7.7 percent are in wholesale trade, transportation and communication as compared to 24.5 percent citywide.

Land Use

- The North area has concentrations of commercial activity and commercially zoned land at Northgate and along Lake City Way which accounts for 13 percent of the land area.
- Almost 78 percent of the area is zoned for single family uses compared to 64.6 percent citywide.
- Land Assessed Valuation is similar to that found citywide -- Land assessed valuation is on average \$9.44 per parcel square foot compared to \$10.82 citywide.

Density

- The North Area has an overall lower employment density and similar residential densities to the city as a whole -- there are an average of 9 persons per acre compared to 10 citywide and four jobs per acre compared to nine citywide.

CHANGE 1980 - 1990

The North area experienced a slight amount of change over the decade between 1980 and 1990. The number of people, households and housing units all increased at a rate somewhat faster than the city as a whole. The area experienced slight declines in the White population and in the number of married couple families. The average household size in the North area decreased over the decade and the numbers of people living alone increased.

Population

- Population increased by 8.3 percent compared to 4.5 percent citywide.
 - The population under the age of 5 increased by thirty percent between 1980 and 1990.
 - The population aged 65 years and over increased by almost 25 percent during the decade.
 - There was a two percent decrease in the White population between 1980 and 1990.
 - The number of people of color doubled from 3,000 to over 6,200 during the decade.

Households

- The number of households increased by 15.3 percent compared to 7.9 percent citywide.
 - The average number of persons per household decreased from 2.24 in 1980 to 2.10 in 1990 while the average decreased citywide from 2.15 to 2.09.
 - There was a one percent decrease in married couple families between 1980 and 1990 compared to just a 2 percent increase citywide.
 - The number of people living alone increased by 34 percent during the 1980's compared to a 13 percent increase citywide.

Housing Units

- Housing Units increased by 15.4 percent compared to 8.3 percent citywide.
 - There was a 27 percent increase in renter occupied housing units and a six percent increase in owner occupied housing units between 1980 and 1990.
 - There was a 29 percent increase in housing units in multi-family structures and just a six percent increase in single family units during the 1980's.

PROJECTED CHANGE 1990 - 2010

Forecasts of population, household, and housing unit growth for the next twenty years indicates that the North area is expected to experience growth at rates slightly higher than the rates of growth expected for the city as a whole.

- Population in the North area is forecasts to increase by seven percent between 1990 and 2010 compared to 5 percent growth for the city as a whole.
- The number of households and housing units are both expected to grow by approximately 24 percent in the North area compared to 15 percent citywide over the next two decades.

P1/4. PERSONS TOTAL		34,755 Share of Total City 6.7%		HA4. HOUSEHOLDS TOTAL		16,414 Share of Total City 6.9%		FAMILIES TOTAL		8,569 Share of Total City 7.6%											
P11/12. PERSONS BY AGE (UNIVERSE: PERSONS)				P16. HOUSEHOLD SIZE AND TYPE (UNIVERSE: HOUSEHOLDS)		PERSONS IN HOUSEHOLDS PERSONS PER HOUSEHOLD		PERSONS IN FAMILIES PERSONS PER FAMILY		23,647 2.7%											
TOTAL																					
UNDER 5																					
5 - 15	1,987	5.7	6.8	TOTAL		16,414															
16 - 24	3,035	8.7	6.4	1 PERSON:																	
25 - 34	4,250	12.2	6.1	MALE HOUSEHOLDER																	
35 - 44	7,638	22.0	6.8	FEMALE HOUSEHOLDER																	
45 - 64	6,209	17.9	6.7	2 OR MORE PERSONS:																	
65 - 84	6,109	17.6	7.2	FAMILY HOUSEHOLDS:																	
85 +	4,957	14.3	7.2	MARRIED COUPLE FAMILY:																	
	570	1.6	6.1	WITH RELATED CHILDREN																	
				NO RELATED CHILDREN																	
				OTHER FAMILY:																	
				MALE HOUSEHOLDER,																	
				NO WIFE PRESENT:																	
				WITH RELATED CHILDREN																	
				NO RELATED CHILDREN																	
				FEMALE HOUSEHOLDER,																	
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				P28. GROUP QUARTERS (UNIVERSE: PERSONS IN GROUP QUARTERS)																	
				NONFAMILY HOUSEHOLD:																	
				MALE HOUSEHOLDER																	
				FEMALE HOUSEHOLDER																	
				P28. GROUP QUARTERS (UNIVERSE: PERSONS IN GROUP QUARTERS)																	
				NONFAMILY HOUSEHOLD:																	
				MALE HOUSEHOLDER																	
				FEMALE HOUSEHOLDER																	
				P28. GROUP QUARTERS (UNIVERSE: PERSONS IN GROUP QUARTERS)																	
				NONFAMILY HOUSEHOLD:																	
				MALE HOUSEHOLDER																	
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				P28. GROUP QUARTERS (UNIVERSE: PERSONS IN GROUP QUARTERS)																	
				NONFAMILY HOUSEHOLD:																	
				MALE HOUSEHOLDER																	
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				P28. GROUP QUARTERS (UNIVERSE: PERSONS IN GROUP QUARTERS)																	
				NONFAMILY HOUSEHOLD:																	
				MALE HOUSEHOLDER																	
				FEMALE HOUSEHOLDER																	
				P28. GROUP QUARTERS (UNIVERSE: PERSONS IN GROUP QUARTERS)																	
				NONFAMILY HOUSEHOLD:																	
				MALE HOUSEHOLDER																	
				FEMALE HOUSEHOLDER																	
				P28. GROUP QUARTERS (UNIVERSE: PERSONS IN GROUP QUARTERS)																	
				NONFAMILY HOUSEHOLD:																	
				MALE HOUSEHOLDER																	
				FEMALE HOUSEHOLDER																	
				P28. GROUP QUARTERS (UNIVERSE: PERSONS IN GROUP QUARTERS)				</td													

District = NORTH

SELECTED CHARACTERISTICS OF HOUSING UNITS
 1990 Census of Population and Housing
 Compiled by City of Seattle Planning Department

Sub-area Profiles 1990

NORTH

6.

H4. HOUSING UNITS				AVERAGE PERSONS PER OCCUPIED HOUSING UNIT				CHANGE 1980 - 1990 (UNIVERSE: HOUSING UNITS)			
TOTAL	17,010	PCT	6.8%	POPULATION IN HOUSING UNITS	34,527	Persons Per Unit	2.10	1980	1990	Change	Pct
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)											
TOTAL	17,010	100.0%				Total	%				
OCCUPIED	16,414	96.5				Year Built					
OWNER OCCUPIED	8,621	50.7				1989 to March 1990	205	1.2			
RENTER OCCUPIED	7,793	45.8				1985 to 1988	1,438	8.5			
VACANT	596	3.5				1980 to 1984	1,389	8.2			
						1970 to 1979	3,003	17.7			
						1960 to 1969	2,829	16.6			
						1950 to 1959	3,200	18.8			
						1940 to 1949	2,827	16.6			
						Before 1940	2,119	12.5			
H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS											
Persons	Per Unit	PCT				H31/32/33. Bedrooms (Universe: Housing units)					
OCCUPIED	34,527	2.1	100.0%			Total	Units	%			
OWNER OCCUPIED	19,994	2.3	57.9			No bedroom					
RENTER OCCUPIED	14,533	1.9	42.1			1 bedroom	3,987	23.4			
						2 bedrooms	5,682	33.4			
						3 bedrooms	4,004	23.5			
						4+ bedrooms	2,095	12.3			
						5+ bedrooms	606	3.6			
H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)											
MEDIAN VALUE	\$134,068										
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)											
MEDIAN VALUE	\$458										
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)											
SINGLE FAMILY	TOTAL UNITS	PCT	VACANT UNITS	PCT	OCCUPIED UNITS	PCT	OCCUPIED UNITS	PCT	OCCUPIED UNITS	PCT	OWNER RENTER OCCUPIED UNITS
1, DETACHED	9,881	58.1%	273	45.8%	9,608	58.5%	7,770	90.1%	1,838	23.6%	
1, ATTACHED	9,684	56.9	266	44.6	9,418	57.4	7,664	88.9	1,754	22.5	
	197	1.2	7	1.2	190	1.2	106	1.2	84	1.1	
MULTI FAMILY	6,948	40.8	319	53.5	6,629	40.4	746	8.7	5,883	75.5	
2	271	1.6	9	1.5	262	1.6	40	0.5	222	2.8	
3 OR 4	433	2.5	27	4.5	406	2.5	38	0.4	368	4.7	
5 TO 9	855	5.0	38	6.4	817	5.0	115	1.3	702	9.0	
10 TO 19	1,264	7.4	61	10.2	1,203	7.3	172	2.0	1,031	13.2	
20 TO 49	1,704	10.0	74	12.4	1,630	9.9	159	1.8	1,471	18.9	
50 OR MORE	2,421	14.2	110	18.5	2,311	14.1	222	2.6	2,089	26.8	
MOBILE HOME OR TRAILER	35	0.2	2	0.3	33	0.2	22	0.3	11	0.1	
OTHER	146	0.9	2	0.3	144	0.9	83	1.0	61	0.8	
TOTAL	17,010	100.0%	596	100.0%	16,414	100.0%	8,621	100.0%	7,793	100.0%	

SELECTED CHARACTERISTICS OF EMPLOYED RESIDENTS AND INCOME
 1990 Census of Population and Housing
 Compiled by City of Seattle Planning Department

District = NORTH

P70/71/72. Employment Status (Universe: Persons 16 years and over)						IMEDIAN INCOME, 1989						POVERTY STATUS IN 1989						
In Armed Forces	Civilian Labor Force	Not In Labor Force	Median Household Income	Median Family Income	\$30,291	All persons for whom poverty status is determined*	Below poverty level	Persons 18 years and over	Below poverty level	Persons 65 years and over	Below poverty level	Related children under 18 years	Below poverty level	Related children under 18 years	Below poverty level	Related children under 18 years	Below poverty level	
Total	98	19,651	743	3.6%	9,240	Median Nonfamily Household Income	\$39,223	Median Family Income	\$39,223	Median Household Income	\$30,291	Persons 18 years and over	Below poverty level	Persons 18 years and over	Below poverty level	Persons 18 years and over	Below poverty level	
Male	71	9,969	398	3.8%	3,392	(P112/113. Workers in Family and Mean Income in 1989 (Universe: Families))	\$22,411	Median Nonfamily Household Income	\$22,411	Median Family Income	\$39,223	Persons 18 years and over	Below poverty level	Persons 18 years and over	Below poverty level	Persons 18 years and over	Below poverty level	
Female	27	9,682	345	3.4%	5,848							Persons 65 years and over	Below poverty level	Persons 65 years and over	Below poverty level	Persons 65 years and over	Below poverty level	
Share of Employed City Residents		6.9%	Workers	Families		Mean Income		Mean Income		Mean Income		Related children under 18 years	Below poverty level	Related children under 18 years	Below poverty level	Related children under 18 years	Below poverty level	
Share of Unemployed City Residents		5.1%										Below poverty level	Related children under 5 years	Below poverty level	Related children under 5 years	Below poverty level	Related children under 5 years	Below poverty level
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)												Related children 5 to 17 years	Below poverty level	Related children 5 to 17 years	Below poverty level	Related children 5 to 17 years	Below poverty level	
Worked in Washington State:			Pct.									Below poverty level	Related children 5 to 17 years	Below poverty level	Related children 5 to 17 years	Below poverty level	Related children 5 to 17 years	Below poverty level
Worked in King County			17	941	92.7%							Below poverty level	Related children 5 to 17 years	Below poverty level	Related children 5 to 17 years	Below poverty level	Related children 5 to 17 years	Below poverty level
Worked in Seattle			14	644	75.7							Below poverty level	Related children 5 to 17 years	Below poverty level	Related children 5 to 17 years	Below poverty level	Related children 5 to 17 years	Below poverty level
Worked outside of Seattle			4	706	24.3							Below poverty level	Related children 5 to 17 years	Below poverty level	Related children 5 to 17 years	Below poverty level	Related children 5 to 17 years	Below poverty level
Out of Seattle - In County			3,297		17.0							Below poverty level	Related children 5 to 17 years	Below poverty level	Related children 5 to 17 years	Below poverty level	Related children 5 to 17 years	Below poverty level
Worked outside of King			1,248		6.4							Below poverty level	Related children 5 to 17 years	Below poverty level	Related children 5 to 17 years	Below poverty level	Related children 5 to 17 years	Below poverty level
Worked outside of WA.			0	161	0.8							Below poverty level	Related children 5 to 17 years	Below poverty level	Related children 5 to 17 years	Below poverty level	Related children 5 to 17 years	Below poverty level
P49. Means of Transportation to Work (Universe: Workers 16 years and over)																		
Car, truck, or van:			Pct.															
Drove alone			12,403		64.1%													
Carpooled			2,695		13.9													
Public transportation:																		
Bus or trolley bus			2,704		14.0													
Subway or elevated			0		0.0													
Railroad			6		0.0													
Ferryboat			0		0.0													
Taxicab			27		0.1													
Motorcycle			39		0.2													
Bicycle			219		1.1													
Walked			574		3.0													
Other means			121		0.6													
Worked at home			562		2.9													
Total workers			19,350		100.0%													
P50/51. Travel Time to Work (Universe: Workers 16 years and over)																		
Did not work at home:			Pct.															
0 - 19 minutes			7,089		36.6%													
20 - 39 minutes			9,261		47.9													
40 - 59 minutes			1,925		9.9													
60 - 89 minutes			367		1.9													
90 or more minutes			146		0.8													
Worked at home			562		2.9													
Mean travel time to work			23 minutes															

* Poverty status is only determined for noninstitutionalized persons, etc.

SELECTED CHARACTERISTICS OF JOBS AND LAND USE, 1990
Puget Sound Regional Council and King County Assessor Data
 Compiled by City of Seattle Planning Department

District = NORTH

Sub-area Profiles 1990

NORTH

8

JOBS TOTAL Share of Total City		15,754 3.2%		TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
JOBS IN SEATTLE (UNIVERSE: JOBS)		Share of City Total 100.0%		Share of Total City		Average Persons per gross acre Average Persons per net acre	
TOTAL	15,754	100.0%	3.2%	Land Assessed Valuation Share of Total City	\$1,165 6.4%	Average Households per gross acre Average Households per net acre	9 12
Retail	5,410	34.3	7.8	Improvements Assessed Valuation Share of Total City	\$1,145 5.3%	Average Housing Units per gross acre Average Housing Units per net acre	4 6
Education	215	0.0	7.9	Average Land Assessed Valuation per Parcel Square Foot	\$9.44	Average Number of Jobs per gross acre Average Number of Jobs per net acre	5 6
Government, Finance, Ins. • Real Estate	8,918	56.6	3.0				
Manufacturing, Wholesale							
Trade, Commun., Tr	1,211	7.7	1.0				
University Enrollment	3,570	22.7	6.5				

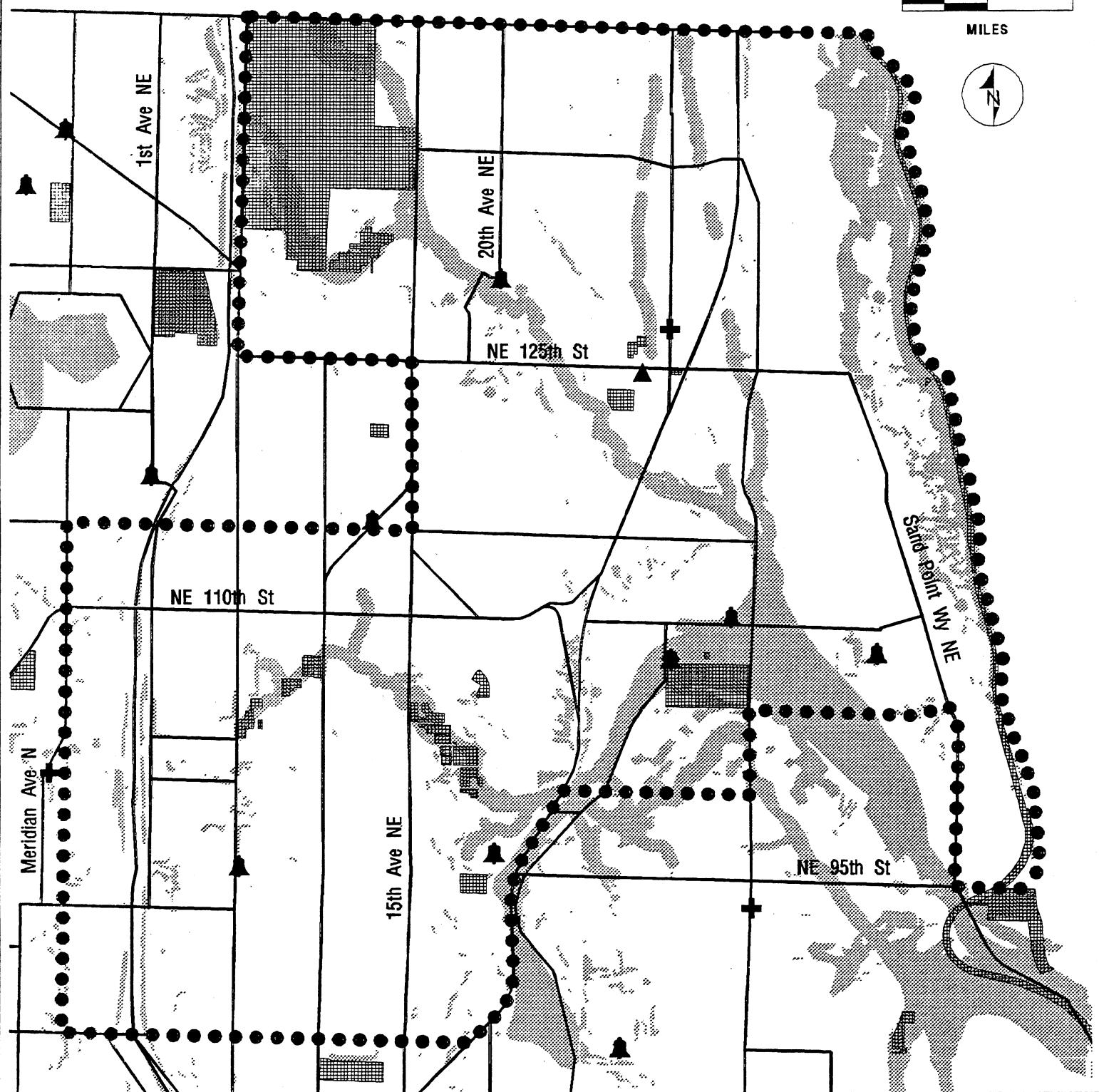
GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)		NET LAND AREA IN ACRES (Excludes streets, fresh water, etc)	
TOTAL	3,696	3,696	2,837
Share of Total City	6.8%	Share of Total City	7.4%

LAND AREA BY ZONING (Universe: Gross Acres)		ESTIMATED LAND AREA BY USE (Universe: Net Acres)	
TOTAL	3,696	Share of City Total 100.0%	Share of City Total 7.4%
Commercial	480	13.0	Commercial Community Fac.
Downtown	.	0.0	164 5.8
Industrial	3	0.1	30 1.0
Multi Family	283	7.7	Residential Single Family
Single Family	2,868	77.6	2,046 72.1
Major Institution	62	1.7	1,804 63.6
		Trans/Comm/Ut	16 0.6
		Vacant	110 3.9
		Open Space	20 5.3
		Other	2 0.1
			1.3

Source: Puget Sound Regional Council

Source: King County Assessor Extract, 1991

MILES



North District



Environmentally
Sensitive Areas



Parks



Public School



Police and Fire



Library



Community Center



Arterials



District Statistical
Area



Sub-area Profiles 1990

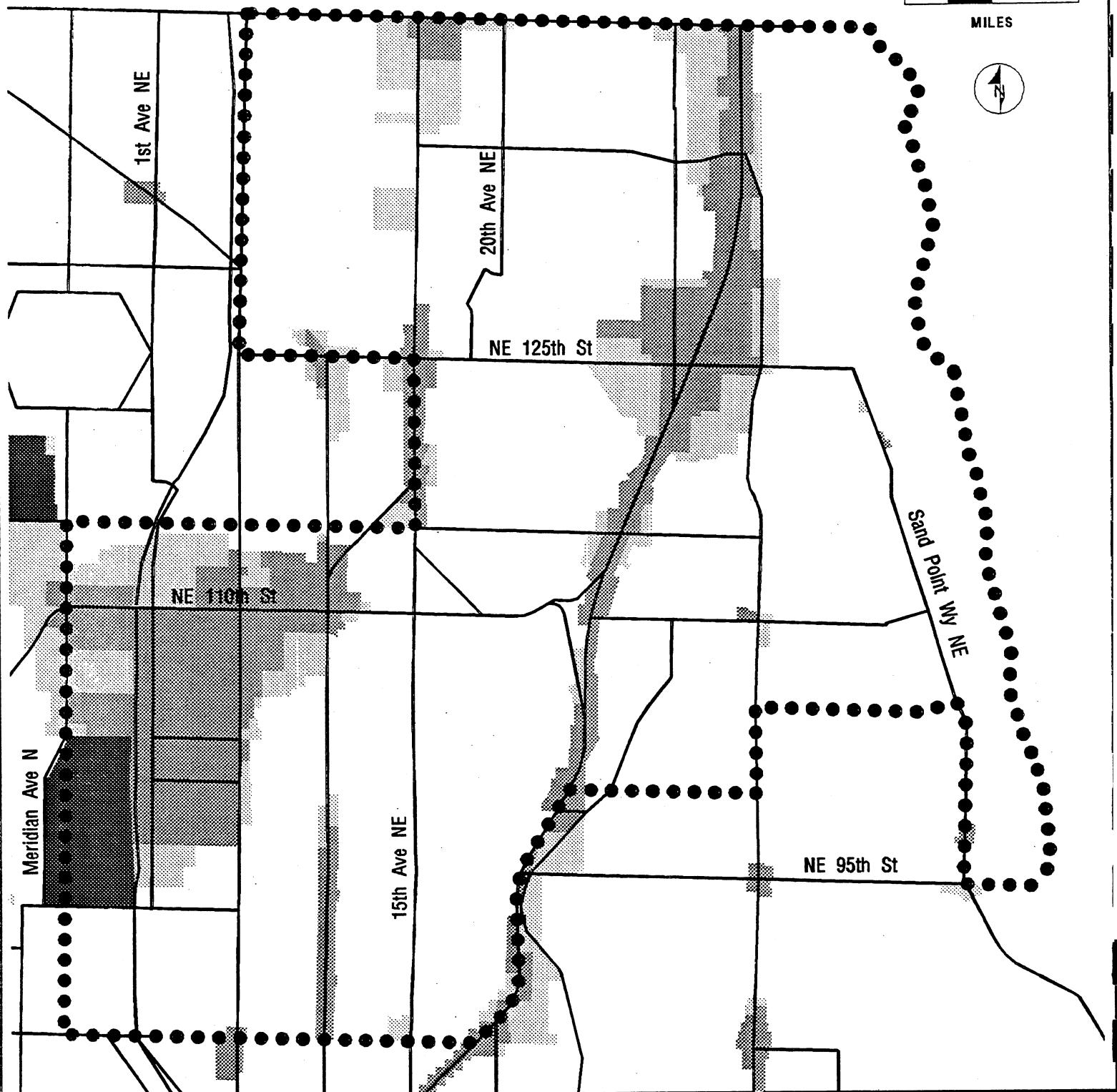
NORTH

10

0.25

0.5

MILES



North District -- Zoning



Single-Family



Major Institution

— Arterials



Multi-Family



Industrial

● ● ●

District Statistical Area



Commercial and
Downtown



CITY OF SEATTLE • PLANNING DEPARTMENT

CENSUS 96

SUB-AREA PROFILES, 1990

NORTHEAST

February 1993



CURRENT PLANNING RESEARCH BULLETIN NUMBER 53.H

NORTHEAST AREA PROFILE

The Northeast area is located along Lake Washington and is bordered generally by NE 100th on the north, Interstate 5 on the west and Portage Bay and Union Bay on the south. It consists of 5,686 gross acres and is home to approximately 68,000 people. The area is predominately residential with some commercial development in neighborhood areas. The major landmark of the area is the University of Washington Campus. The following highlights present a summary of the Northeast area. The subsequent set of tables and maps provide a much more detailed picture of the area.

Demographics

- As one would expect given the location of the University of Washington there is a high proportion of the population in the Northeast area aged 16 to 24 – 25.7 percent of the population is between 16 and 24 years old compared to 13.6 percent citywide.
- The Northeast area has a lower percentage of its population that are people of color than is found citywide -- 14.6 percent of the population are people of color compared to 25 percent citywide.
- Residents of the Northeast area tend to have substantially more formal education than is the case for other areas in the city -- 60 percent of the people 25 years and over have bachelor's, graduate or professional degree's compared to 38 percent citywide.
- Households in the Northeast area tend to be slightly larger than those citywide -- on average 2.2 people live in each household compared to 2.09 citywide.
- In addition:
 - 40.8 percent of the households in the Northeast area are married couple families compared to 36 percent citywide.
 - 33 percent of the households are single person households compared to 40 percent citywide.
 - 4.4 percent of the households are single parent households compared to 6.2 percent citywide.
 - 16.7 percent of the households are composed of a group of unrelated people compared to 12.5 percent citywide.
- The number of people who live in group quarters (which includes college dormitories, nursing homes, correctional facilities, etc.) is highest in the Northeast area due to the on-campus population -- 10.8 percent of the people live in group quarters compared to just 4 percent citywide.

Housing

- Housing units in the Northeast area are more likely to be owner occupied than in the city as a whole -- 53.3 percent of the housing units are owner occupied compared to 46.5 percent citywide.
- The housing units in the Northeast area are more likely to be in single family structures than are housing units citywide -- 61.4 percent of the housing units are in single family structure as compared to 53.1 percent citywide.
- The median values of owner occupied housing units was \$169,078 compared to \$137,884.
- The median rent was \$458 compared to \$425 citywide.

Employment

- The unemployment rate in the Northeast area was slightly lower than the city as a whole -- 3.8 percent of the labor force was unemployed in 1990 compared to 4.9 percent citywide.
- Workers in the Northeast are much more likely to walk or bike to work -- 17.7 percent of the workers walked or biked to work compared to 8.7 percent citywide.

Income

- Incomes in the Northeast area tend to be slightly higher than income levels citywide:
 - Median household income was \$32,825 compared to \$29,353 citywide.
 - Median Family Income was \$47,766 compared to \$39,860 citywide.
 - Per Capita Income was \$19,193 compared to \$18,308 citywide.
- In contrast with higher incomes, the Northeast area had a slightly higher overall poverty rate than the city as a whole -- 14.7 percent of the population lived in poverty compared to 12.4 percent citywide.
- The rate of children living in poverty in the Northeast was lower than is found citywide -- 8.8 percent of the population 18 and under lived in poverty compared to 15.7 percent citywide.

Jobs

- The Northeast area has a higher proportion of jobs in the government, finance, insurance, and real estate sectors -- 79 percent of the jobs are in those sectors compared to 60.8 percent citywide.

Land Use

- The Northeast area is predominately residential:
 - 83.7 percent of the land is zoned for residential uses compared to 75 percent citywide.
 - 60.5 percent of the net land is developed as residential compared to 56.6 percent citywide.
- The University of Washington campus accounts for approximately ten percent of the total gross acres in the area.

Density

- The residential densities of the Northeast area are slightly higher than those found citywide:
 - There are 12 people per gross acre compared to 10 citywide.
 - There are 5 households per gross acre compared to 4 citywide.
- The employment density in the Northeast area is comparable to the citywide density -- there eight jobs per gross acre compared to 9 citywide.

CHANGE 1980 - 1990

The Northeast area experienced a moderate amount of change over the decade between 1980 and 1990. The rates of growth for population, housing units and households was very similar to the growth in the city as a whole. There were relatively large levels of growth for young people and people of color and in the numbers of people living alone.

Population

- Population increased by 3.7 percent compared to 4.5 percent citywide.
 - The population under the age of 5 increased by 35 percent between 1980 and 1990.
 - The population aged 65 years and over decreased by 7.6 percent during the decade.
 - There was a 1.3 percent decrease in the White population between 1980 and 1990.
 - The number of people of color increased by 47 percent during the decade.

Households

- The number households increased by 7.2 percent during the decade compared to 7.9 percent citywide.
 - The average number of persons per household decreased slightly from 2.25 in 1980 to 2.20 in 1990 while the average decreased citywide from 2.15 to 2.09.
 - There was a two percent decrease in married couple families between 1980 and 1990 which is identical to the level of change citywide.
 - The number of people living alone increased by almost eleven percent during the 1980's compared to a 13 percent increase citywide.

Housing Units

- Housing Units increased by 7.3 percent compared to 8.3 percent citywide.
 - There was 17.5 percent increase in renter occupied housing units and there was virtually no change in the number of owner occupied housing units between 1980 and 1990.
 - There was a 15 increase in housing units in multi-family structures and a 1.3 percent increase in the number of single family units during the 1980's.

PROJECTED CHANGE 1990 - 2010

Forecasts of population, household, and housing unit growth for the next twenty years indicates that the area is expected to experience growth at rates slightly lower than the rates of growth expected for the city as a whole.

- Population in the area is forecasts to increase by just 4.5 percent between 1990 and 2010 compared to 5 percent growth for the city as a whole.
- The number of households and housing units are expected to grow by 11 percent over the two decade period compared to a fifteen percent increase citywide.

P1/4. PERSONS		H4. HOUSEHOLDS		FAMILIES	
TOTAL Share of Total City	68,115 13.2%	TOTAL Share of Total City	27,416 11.6%	TOTAL	13,744 12.2%
P11/12. PERSONS BY AGE (UNIVERSE: PERSONS)		PERSONS IN HOUSEHOLDS	60,221	Share of Total City	37,502 2.73
TOTAL	100.0%	PERSONS PER HOUSEHOLD	2.20	PERSONS IN FAMILIES	
UNDER 5	3,233	TOTAL	27,416	PERSONS PER FAMILY	
5 - 15	4,955	11.0	PCT.		
16 - 24	17,475	10.4			
25 - 34	13,715	24.9			
35 - 44	10,649	12.2			
45 - 64	9,380	11.4			
65 - 84	7,780	11.0			
85 +	928	1.4			
P5. SEX (UNIVERSE: PERSONS)		PCT.			
TOTAL	69,115	CITY TOTAL	13.2%		
MALE	33,910	49.8			
FEMALE	34,205	50.2			
P6/8/10. RACE AND HISPANIC ORIGIN (UNIVERSE: PERSONS)		Share of City Total			
TOTAL	68,115	100.0%			
WHITE	58,173	85.4			
BLACK	1,558	2.3			
AMERICAN INDIAN, ESKIMO OR ALEUT,		3.0			
ASIAN OR PACIFIC I	7,149	10.5			
OTHER RACE	690	1.0			
HISPANIC ORIGIN (OF ANY RACE)	1,924	9.4			
EDUCATIONAL ATTAINMENT: Highest Grade Completed (Universe: Persons 25 years and over)		2.8	10.5		
Total	42,723	Pct.			
Less than 9th grade	629	1.5%			
9th to 12th grade, no diploma	1,412	3.3			
High school graduate/equivalency	4,953	11.6			
Some college, no degree	7,664	17.9			
Associate degree	2,441	5.7			
Bachelor's degree	14,585	34.1			
Graduate or professional degree	11,039	25.8			
RESIDENCE IN 1985 (Universe: Persons 5 years and over)					
Total	64,982				
Lived in same house	25,537	39.3%			
Lived Diff. House -- Same Count	19,171	29.5			
Different County	16,876	26.0			
Same State	7,311	11.3			
Different State	9,565	14.7			
Lived abroad	3,398	5.2			
P23. Family Type and Age of Children (Universe: Own children under 18 years)					
In married-couple family:					
Under 3 years					
3 and 4 years					
5 years					
6 to 11 years					
12 and 13 years					
14 years					
15 to 17 years					
In other family:					
Male householder, no spouse:					
Under 3 years					
3 and 4 years					
5 years					
6 to 11 years					
12 and 13 years					
14 years					
15 to 17 years					
P28. GROUP QUARTERS (Universe: Persons in Group Quarters)					
NONFAMILY HOUSEHOLDER:					
MALE HOUSEHOLDER					
FEMALE HOUSEHOLDER					
NO HUSBAND PRESENT:					
NO RELATED CHILDREN					
WITH RELATED CHILDREN					
NO RELATED CHILDREN					
NONFAMILY HOUSEHOLDER:					
MALE HOUSEHOLDER					
FEMALE HOUSEHOLDER					
PCT.					
TOTAL IN GROUP QUARTERS					
PERSONS LIVING IN INSTITUTIONS: CORRECTIONAL INSTS, NURSING HOMES, HOSPITALS, ETC.					
OTHER PERSONS IN GROUP QUARTERS: COLLEGE DORMITORIES, MILITARY QUARTERS EMERGENCY SHELTERS FOR HOMELESS, ETC.					
CHANGE 1980 - 1990 (UNIVERSE: PERSONS, HOUSEHOLDS, AND FAMILIES)					
Persons	65,703	68,115	2,412	3.7%	
Households	25,577	27,416	1,839	7.2	
Families	13,928	13,744	-184	-1.3	

SELECTED CHARACTERISTICS OF HOUSING UNITS
 1990 Census of Population and Housing
 Compiled by City of Seattle Planning Department

District = NORTHEAST

H4. HOUSING UNITS			AVERAGE PERSONS PER OCCUPIED HOUSING UNIT			CHANGE 1980 - 1990					
TOTAL	28,310	11.4%	POPULATION IN HOUSING UNITS	60,221	2.20	(UNIVERSE: HOUSING UNITS)					
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)											
H25/26/27. Year Structure Built by Tenure (Universe: Housing units)											
UNITS	PCT	Total	Units	Total	%	1980	1990	Change			
TOTAL	28,310	100.0%	Year Built	Units		Units	26,382	28,310			
OCCUPIED	27,416	96.8	1989 to March 1990	453	1.6						
OWNER OCCUPIED	15,080	53.3	1985 to 1988	1,349	4.8						
RENTER OCCUPIED	12,336	43.6	1980 to 1984	1,015	3.6						
VACANT	894	3.2	1970 to 1979	2,493	8.8						
			1960 to 1969	3,174	11.2						
			1950 to 1959	4,809	17.0						
			1940 to 1949	5,100	18.0						
			Before 1940	9,896	35.0						
H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS											
Persons	Per Unit	PCT	H31/32/33. Bedrooms (Universe: Housing units)			MULTI FAMILY	17,782	1.76			
OCCUPIED	60,221	2.2	100.0%	Total		2	1,832	2.21			
OWNER OCCUPIED	35,152	2.3	58.4	Units	%	3 OR 4	2,635	2.06			
RENTER OCCUPIED	25,069	2.0	41.6			5 TO 9	2,947	1.85			
			No bedroom	2,051	7.3	10 TO 19	4,250	1.73			
			1 bedroom	5,134	18.1	20 TO 49	4,520	1.64			
			2 bedrooms	7,415	26.8	50 OR MORE	1,598	1.36			
			3 bedrooms	7,572	26.8						
			4 bedrooms	4,437	15.7						
			5+ bedrooms	1,680	5.9						
			Total housing units	28,289	100.0%						
H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)											
MEDIAN VALUE	\$169,078					MOBILE HOME OR OTHER TOTAL	103	1.41			
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)							502	2.15			
MEDIAN VALUE	\$458						60,221	2.20			
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)											
SINGLE FAMILY	TOTAL UNITS	PCT	VACANT UNITS	PCT	OCCUPIED UNITS	PCT	OCCUPIED UNITS	PCT			
SINGLE FAMILY	17,376	61.4%	371	41.5%	17,005	62.0%	13,860	91.9%			
1, DETACHED	17,050	60.2	360	40.3	16,690	60.9	13,748	91.2			
1, ATTACHED	326	1.2	11	1.2	315	1.1	112	0.7			
MULTI FAMILY	10,610	37.5	505	56.5	10,105	36.9	1,081	7.2			
2	874	3.1	44	4.9	830	3.0	139	0.9			
3 OR 4	1,348	4.8	68	7.6	1,280	4.7	89	0.6			
5 TO 9	1,675	5.9	80	8.9	1,595	5.8	94	0.6			
10 TO 19	2,573	9.1	112	12.5	2,461	9.0	227	1.5			
20 TO 49	2,301	10.2	138	15.4	2,763	10.1	336	2.2			
50 OR MORE	1,239	4.4	63	7.0	1,176	4.3	196	1.3			
MOBILE HOME OR TRAILER	80	0.3	7	0.8	73	0.3	65	0.4			
OTHER	244	0.9	11	1.2	233	0.8	74	0.5			
TOTAL	28,310	100.0%	894	100.0%	27,416	100.0%	15,080	100.0%			
							12,336	100.0%			

H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)			OWNER OCCUPIED UNITS			RENTER OCCUPIED UNITS		
SINGLE FAMILY	TOTAL UNITS	PCT	VACANT UNITS	PCT	OCCUPIED UNITS	PCT	OCCUPIED UNITS	PCT
SINGLE FAMILY	17,376	61.4%	371	41.5%	17,005	62.0%	13,860	91.9%
1, DETACHED	17,050	60.2	360	40.3	16,690	60.9	13,748	91.2
1, ATTACHED	326	1.2	11	1.2	315	1.1	112	0.7
MULTI FAMILY	10,610	37.5	505	56.5	10,105	36.9	1,081	7.2
2	874	3.1	44	4.9	830	3.0	139	0.9
3 OR 4	1,348	4.8	68	7.6	1,280	4.7	89	0.6
5 TO 9	1,675	5.9	80	8.9	1,595	5.8	94	0.6
10 TO 19	2,573	9.1	112	12.5	2,461	9.0	227	1.5
20 TO 49	2,301	10.2	138	15.4	2,763	10.1	336	2.2
50 OR MORE	1,239	4.4	63	7.0	1,176	4.3	196	1.3
MOBILE HOME OR TRAILER	80	0.3	7	0.8	73	0.3	65	0.4
OTHER	244	0.9	11	1.2	233	0.8	74	0.5
TOTAL	28,310	100.0%	894	100.0%	27,416	100.0%	15,080	100.0%

P70/71/72. Employment Status (Universe: Persons 16 years and over)							IMMEDIAN INCOME, 1989							POVERTY STATUS IN 1989						
In Armed Forces	Civilian Labor Force Employed	Not In Labor Force	Median Household Income	\$32,825	All persons for whom poverty status is determined*	61,089														
Total	197	38,915	1,549	3.8%	Median Family Income	\$47,766	Below poverty level	8,991												
Male	185	20,530	914	4.3%	Median Nonfamily Household Income	\$20,978	Persons 18 years and over	52,359												
Female	12	18,385	635	3.3%	P112/113. Workers in Family and Mean Income in 1989 (Universe: Families)		Below poverty level	8,194												
Share of Employed City Residents			13.7%		Workers	Families	Mean Income	8,455												
Share of Unemployed City Residents			10.6%		None		Below poverty level	446												
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)					1	1,850	\$41,241	8,699												
Worked in Washington State:					2	3,556	\$57,920	7,766												
Worked in King County					3 or more	7,348	\$63,368	3,202												
Worked in Seattle						1,176	\$78,318	5,497												
Worked outside of Seattle							Below poverty level	485												
Out of Seattle - In County																				
Worked outside of King																				
Worked outside of WA.																				
P49. Means of Transportation to Work (Universe: Workers 16 years and over)																				
Car, truck, or van:																				
Drove alone																				
Carpooled																				
Public transportation:																				
Bus or trolley bus																				
Subway or elevated																				
Railroad																				
Ferryboat																				
Taxicab																				
Motorcycle																				
Bicycle																				
Walked																				
Other means																				
Worked at home																				
Total workers																				
P114/115/116. Per Capita Income in 1989 (Universe: Total persons or persons 15 years and over)																				
Car, truck, or van:																				
Drove alone																				
Carpooled																				
Public transportation:																				
Bus or trolley bus																				
Subway or elevated																				
Railroad																				
Ferryboat																				
Taxicab																				
Motorcycle																				
Bicycle																				
Walked																				
Other means																				
Worked at home																				
Total workers																				
P50/51. Travel Time to Work (Universe: Workers 16 years and over)																				
Did not work at home:																				
0 - 19 minutes																				
20 - 39 minutes																				
40 - 59 minutes																				
60 - 89 minutes																				
90 or more minutes																				
Worked at home																				
Mean travel time to work																				

* Poverty status is only determined for noninstitutionalized persons, etc.

SELECTED CHARACTERISTICS OF JOBS AND LAND USE, 1990
 Puget Sound Regional Council and King County Assessor Data
 Compiled by City of Seattle Planning Department

District = NORTHEAST

Sub-area Profiles 1990

NORTHEAST

8

JOBS IN SEATTLE (UNIVERSE: JOBS)		TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
TOTAL Share of Total City	49,618 10.0%	TOTAL Share of Total City	\$5,015 12.6%	Average Persons per gross acre	12
Retail	6,430	Land Assessed Valuation Share of Total City	\$2,501 13.8%	Average Persons per net acre	15
Education	242	Improvements Assessed Valuation Share of Total City	\$2,514 11.6%	Average Households per gross acre	5
Government, Finance, Ins., Real Estate	38,399	Average Land Assessed Valuation per Parcel Square Foot	\$12.72	Average Households per net acre	6
Manufacturing,				Average Housing Units per gross acre	5
Wholesale				Average Housing Units per net acre	6
Trade, Commun., Tr.	3,547			Average Number of Jobs per gross acre	8
University Enrollment	34,500			Average Number of Jobs per net acre	11
	71.0				
	62.8				

GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)		NET LAND AREA IN ACRES (Excludes streets, fresh water, etc)		ESTIMATED LAND AREA BY USE (Universe: Net Acres)	
TOTAL Share of Total City	5,868 10.9%	TOTAL Share of Total City	4,459 11.7%	TOTAL	4,459 100.0% 11.7%
Commercial	345	Commercial	200 4.5	Commercial	200 4.5 7.1
Downtown	•	Community Fac.	732 16.4	Community Fac.	732 16.4 33.6
Industrial	37	Industrial	34 0.8	Industrial	34 0.8 1.2
Multi Family	4,466	Residential	2,699 60.5	Residential	2,699 60.5 12.5
Single Family	4,447	Single Family	2,366 53.1	Single Family	2,366 53.1 12.5
Major Institution	573	Trans/Comm/Ut	38 0.8	Trans/Comm/Ut	38 0.8 1.8
		Vacant	113 2.5	Vacant	113 2.5 3.6
		Open Space	683 15.3	Open Space	683 15.3 18.1
		Other	14 0.3	Other	14 0.3 11.9

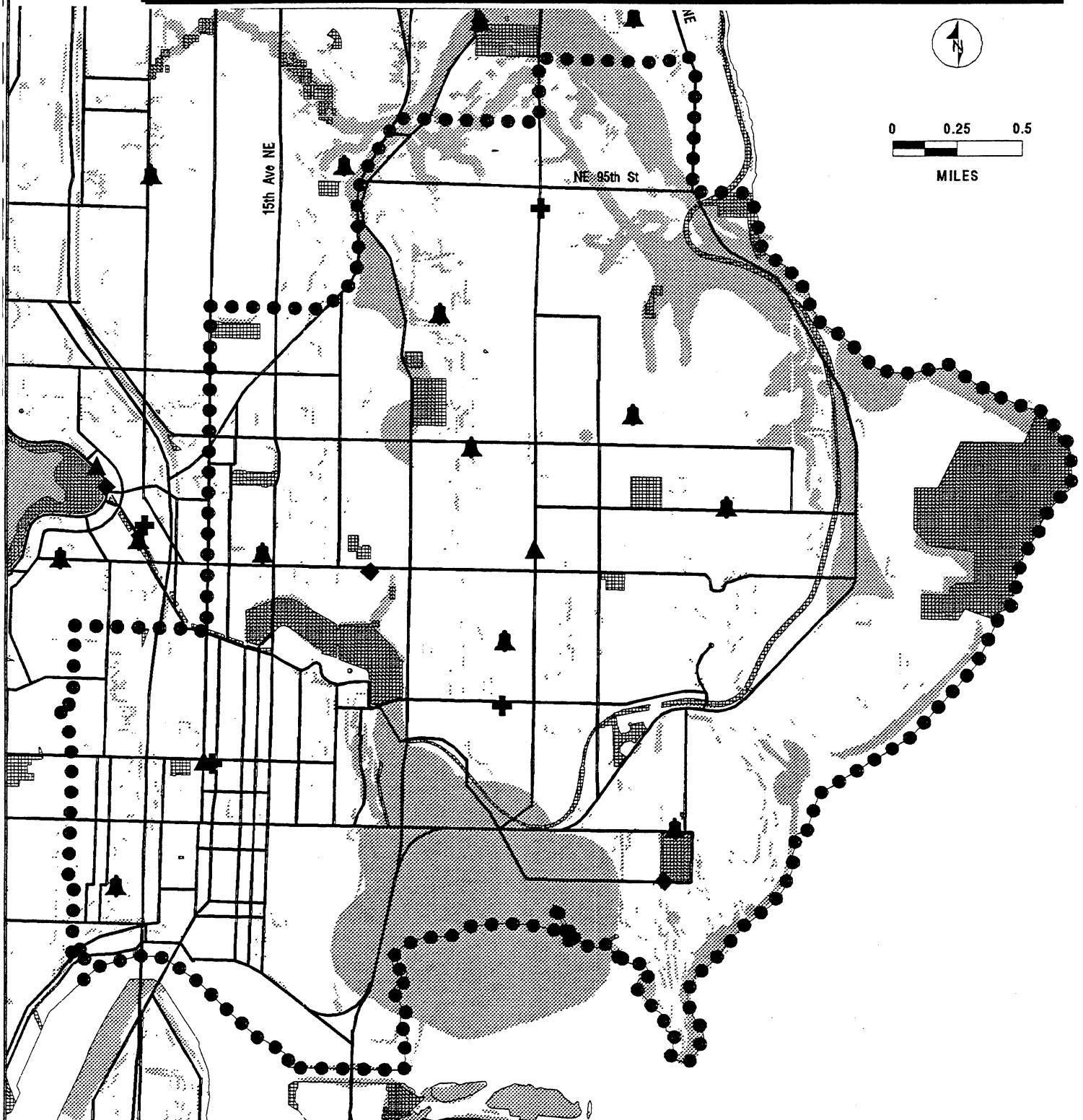
Source: Puget Sound Regional Council

Source: King County Assessor Extract, 1991



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MILES



Northeast District



Environmentally
Sensitive Areas



Parks



Public School



Police and Fire



Library



Community Center

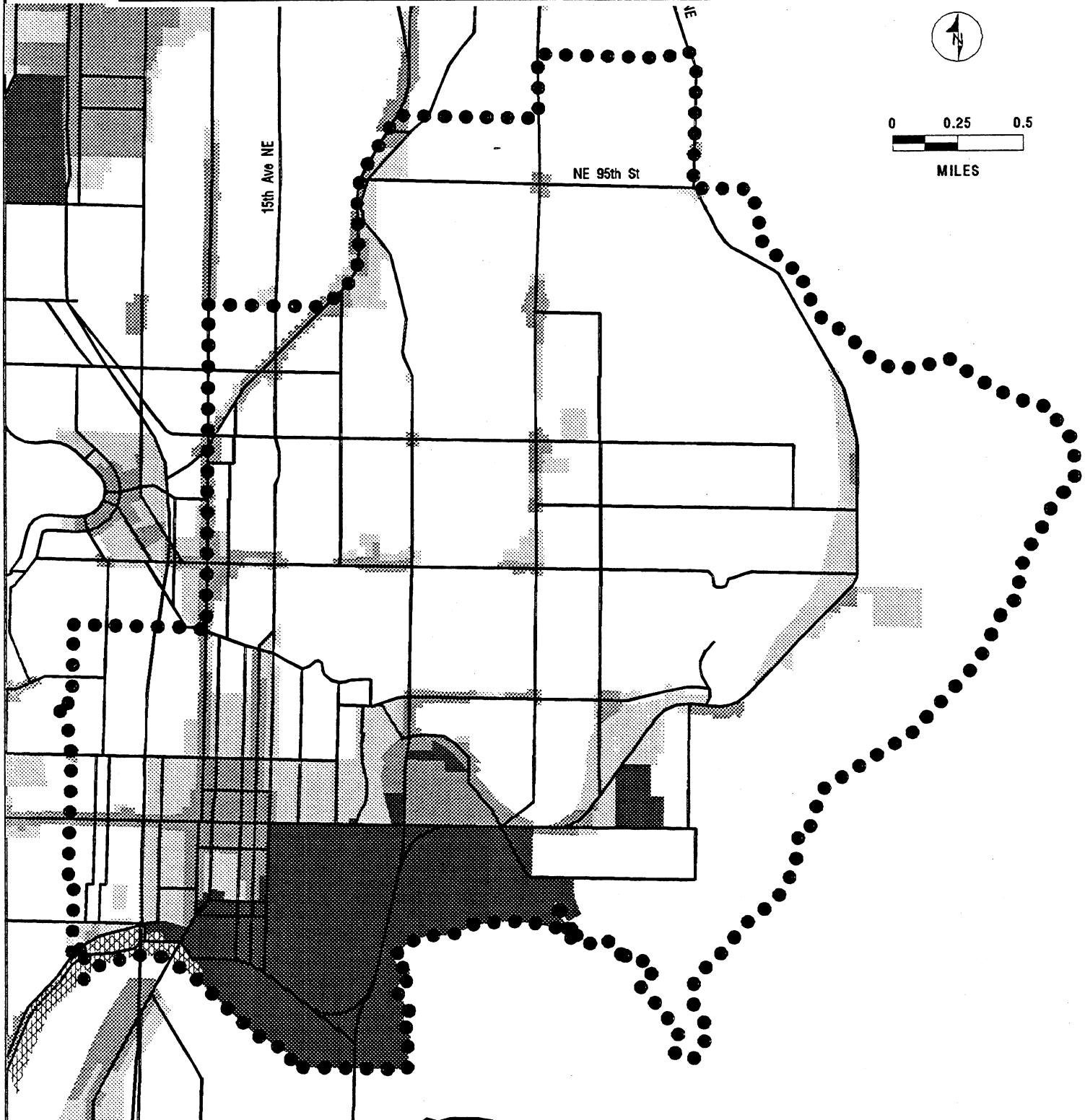


Arterials



District Statistical
Area





Northeast District -- Zoning

[Symbol: White Box]	Single-Family
[Symbol: Dotted Box]	Multi-Family
[Symbol: Hatched Box]	Commercial and Downtown
[Symbol: Black Box]	Major Institution
[Symbol: Dashed Box]	Industrial
[Symbol: Line]	Arterials
[Symbol: Dots]	District Statistical Area



**CENSUS
90**

SUB-AREA PROFILES, 1990

NORTHWEST

February 1993



NORTHWEST AREA PROFILE

As the name implies the Northwest area encompasses most of the Northwest section of Seattle. It is generally bounded by 145th street on the North and goes as far south as Greenlake and the Woodland Park Zoo. The eastern border is roughly Interstate 5 and the west border is generally a line from Woodland Park to Carkeek Park. It consists of 5,822 gross acres and is home to over 59,000 people. The area is primarily residential with some commercial development along Aurora Avenue and Greenwood Avenue. The following highlights present a summary of the Northwest area. The subsequent tables and maps provide a more detailed picture of the area.

Demographics

- The population of the Northwest area is distributed across age groups similar to the population of the city as a whole:
 - 14 percent of the population is under the age of 16 compared to 15.9 percent citywide.
 - 17 percent of the population is age 65 and over compared to 15.2 percent citywide
- The Northwest area has a lower percentage of people of color than the city as a whole -- 12.7 percent of the population are people of color compared to 25 percent citywide.
- Educational attainment levels are comparable to those found citywide -- 12.1 percent of the population aged 25 and over have less than a high school education compared to 13.6 percent citywide.
- The household composition and size in the Northwest area is also similar to that citywide -- there are on average 2.09 people per household which is identical to that average citywide.

In addition:

- 37.2 percent of the households are single person households compared to 39.8 percent citywide.
- 13.6 percent of the households are married persons with children compared to 13.4 percent citywide.
- 5.5 percent of the households are single parent households compared to 6.6 percent citywide.

Housing

- The Northwest area has a slightly higher share of owner occupied housing units than are found citywide -- 51.4 percent of the housing units were owner occupied compared to 46.5 percent citywide.
- The median value of owner occupied housing units was \$132,752 compared to \$137,884 citywide.
- The median rents were slightly higher at \$476 compared to \$425.
- As a result of a substantial amount of building in the 1980's the housing stock in the Northwest area tends to be newer -- 16.8 percent of the housing units were built during the 1980's compared to 11.9 percent citywide.
- The area has a relatively high percentage of single family units -- 60.6 percent of the units are single family compared to 53.1 percent citywide.

Employment

- The Northwest area had a lower rate of unemployment than the city as a whole -- 3.7 percent of the labor force was unemployed compared to 4.9 percent citywide.
- Workers in the area were slightly more likely to drive alone to work -- 64.3 percent of the workers drove alone to work compared to 58.7 percent citywide.

Income

- Generally incomes in the Northwest area are comparable to the city as a whole:
 - Median household income was \$29,932 compared to \$29,353 citywide.
 - Median family income was \$37,317 compared to \$39,860 citywide.
 - Per Capita Income was \$17,658 compared to \$18,308 citywide.
- People in the Northwest area are less likely to live in poverty:
 - Nine percent of the population lived in poverty compared to 12.4 percent citywide.
 - 9.4 percent of the population under the age of 18 lived in poverty compared to 15.7 percent citywide.

Jobs

- The Northwest area has a higher proportion of jobs in the retail, government and finance, insurance, and real estate industries:
 - 26.1 percent of the jobs are in the retail sector compared to 14.1 percent citywide.
 - 65 percent of the jobs are in the government, finance, insurance, and real estate sectors compared to 60.8 percent citywide.

Land Use

- The area is predominately residential:
 - 87 percent of the land is zoned for residential uses compared to 75.6 percent citywide.
 - 69.3 percent of the land is residential uses compared to 56.6 percent citywide.

Density

- Residential densities are similar to those found citywide but job density is substantially lower:
 - There are 5 households per gross acre compared to 4 citywide.
 - There are just 3 jobs per gross acre compared to 9 citywide.

CHANGE 1980 - 1990

The Northwest area experienced a substantial amount of growth over the decade between 1980 and 1990. The number of people, households, and housing units each increased at a substantially higher rate than the city as a whole. The youngest age groups and the numbers of people of color increased most dramatically. There was a substantially higher rate of growth in renter occupied and multi-family housing units than in single family and owner occupied housing units.

Population

- Population increased by 8.3 percent compared to 4.5 percent citywide.
 - The population under the age of 5 increased by almost 28 percent between 1980 and 1990.
 - The population aged 65 and over increased by 4.5 percent.
 - The white population remained virtually unchanged with less than a one percent increase.
 - The number of people of color doubled from 3,500 to over 7,500 (115 percent) between 1980 and 1990.

Households

- The number of households increased by 14.4 percent compared to 7.9 percent citywide.
 - The average number of persons per household decreased slightly from 2.19 in 1980 to 2.09 in 1990 while the average decreased citywide from 2.15 to 2.09.
 - There was a 3.6 percent decrease in the number of married couple families between 1980 and 1990 compared to a 2 percent increase citywide.
 - The number of people living alone increased by almost 29 percent during the 1980's compared to a 13 percent increase citywide.

Housing Units

- The number of Housing Units increased by 15.2 percent compared to 8.3 percent citywide.
 - There was a 33.7 percent increase in renter occupied housing units and just a 1.6 percent increase in owner occupied housing units between 1980 and 1990.
 - There was a 35.8 percent increase in housing units in multi-family structures and just a 1.8 percent increase in single family units during the decade.

PROJECTED CHANGE 1990 - 2010

Forecasts of population, household, and housing unit growth for the next twenty years indicates that the Northwest area is expected to experience growth at slightly higher rates than the city as a whole.

- Population in the Northwest area is expected to increase by 5.6 percent compared to five percent citywide.
- The number of households and housing units are both expected to increase by 19 percent in the Northwest Area and by 15 percent citywide over the next 20 years.

SELECTED CHARACTERISTICS OF THE POPULATION, HOUSEHOLDS, AND FAMILIES
 1990 Census of Population and Housing
 Compiled by City of Seattle Planning Department

District = NORTHWEST

P1/4. PERSONS	59,412		H4. HOUSEHOLDS	27,987	FAMILIES	13,773
TOTAL	59,412	11.5%	TOTAL	11.8%	Share of Total City	12.2%
Share of Total City			PERSONS IN HOUSEHOLDS		PERSONS IN FAMILIES	
			PERSONS PER HOUSEHOLD		PERSONS PER FAMILY	
P11/12. PERSONS BY AGE (UNIVERSE: PERSONS)			P16. HOUSEHOLD SIZE AND TYPE (UNIVERSE: HOUSEHOLDS)		P23. Family Type and Age of Children (Universe: Own children under 18 years)	
TOTAL	59,412	100.0%				
		11.5%				
UNDER 5	3,415	5.7	11.7	27,987	In married-couple family:	
5 - 15	4,908	8.3	TOTAL		Under 3 years	1,752
16 - 24	6,684	11.3	1 PERSON:		3 and 4 years	865
25 - 34	13,946	23.5	MALE HOUSEHOLDER		5 years	442
35 - 44	11,002	18.5	FEMALE HOUSEHOLDER		6 to 11 years	2,010
45 - 64	9,317	15.7	2 OR MORE PERSONS:		12 and 13 years	554
65 - 84	8,633	14.5	MARIED COUPLE FAMILY:		14 years	217
85 +	1,507	2.5	WITH RELATED CHILDREN		15 to 17 years	582
			NO RELATED CHILDREN			
P5. SEX (UNIVERSE: PERSONS)			6,910	24.7		
TOTAL	59,412	100.0%	CITY TOTAL		In other family:	
		11.5%			Male householder, no spouse:	
MALE	27,939	47.0			Under 3 years	101
FEMALE	31,473	53.0			3 and 4 years	62
P6/8/10. RACE AND HISPANIC ORIGIN (UNIVERSE: PERSONS)					5 years	21
TOTAL	59,412	100.0%	Share of		6 to 11 years	95
WHITE	51,875	87.3	CITY TOTAL		12 and 13 years	53
BLACK	1,363	2.3			14 years	49
AMERICAN INDIAN, ESKIMO OR ALEUT	813	1.4			15 to 17 years	62
ASIAN OR PACIFIC I	4,632	7.8				
OTHER RACE	729	1.2				
HISPANIC ORIGIN (OF ANY RACE)	1,910	3.2				
EDUCATIONAL ATTAINMENT: Highest Grade Completed (Universe: Persons 25 years and over)		10.4				
Total	44,469	Pct.				
Less than 9th grade	1,781	4.0%				
9th to 12th grade, no diploma	3,610	8.1				
High school graduate/equivalency	9,556	21.5				
Some college, no degree	10,177	22.9	P27. HOUSEHOLD SIZE (UNIVERSE: HOUSEHOLDS)		CHANGE 1980 - 1990 (UNIVERSE: PERSONS, HOUSEHOLDS, AND FAMILIES)	
Associate degree	3,190	7.2				
Bachelor's degree	11,204	25.2				
Graduate or professional degree	4,951	11.1	1 PERSON	10,402	Pct.	
			2 PERSONS	10,352	37.2%	
RESIDENCE IN 1985 (Universe: Persons 5 years and over)			3 PERSONS	3,708	13.2	
Total	55,949		4 PERSONS	2,237	8.0	
Lived in same house	24,704	44.2%	5 PERSONS	794		
Lived Diff. House --- Same Count	18,582	33.2	6 PERSONS	318	1.1	
Same State	4,085	7.3	7+ PERSONS	176	0.6	
Different State	6,739	12.0				
Lived abroad	1,839	3.3				

Seattle Characteristics of Housing Units
 1990 Census of Population and Housing
 Compiled by City of Seattle Planning Department
District = NORTHWEST

Sub-area Profiles 1990

NORTHWEST

6

H4. HOUSING UNITS			AVERAGE PERSONS PER OCCUPIED HOUSING UNIT			CHANGE 1980 - 1990		
			POPULATION IN HOUSING UNITS			(UNIVERSE: HOUSING UNITS)		
			Persons per Unit			Pct.		
Share of Total City			2.09					
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)	UNITS	PCT	Total	Units	%	1980	1990	Change Pct.
TOTAL	29,052	100.0%				25,217	29,052	3,835 15.2%
OCCUPIED	27,987	96.3						
OWNER OCCUPIED	14,925	51.4						
RENTER OCCUPIED	13,062	45.0						
VACANT	1,065	3.7						
H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS	Persons	Per Unit	PCT					
OCCUPIED	58,410	2.1	100.0%					
OWNER OCCUPIED	33,906	2.3	58.0					
RENTER OCCUPIED	24,504	1.9	42.0					
H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)	\$132,752							
MEDIAN VALUE								
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)	\$476							
MEDIAN VALUE								
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)			OCCUPIED UNITS			OWNER OCCUPIED UNITS		
SINGLE FAMILY	TOTAL UNITS	PCT	VACANT UNITS	PCT		PCT	PCT	PCT
1, DETACHED	17,594	60.6%	452	42.4%		17,142	61.2%	90.3%
1, ATTACHED	17,177	59.1	432	40.6		16,745	59.8	89.1
	417	1.4	20	1.9		397	1.4	1.1
MULTI FAMILY	10,779	37.1	544	51.1		10,235	36.6	1,024
2	1,449	4.0	50	4.7		1,099	3.9	175
3 OR 4	1,231	4.2	56	5.3		1,175	4.2	1,099
5 TO 9	1,727	5.9	90	8.5		1,637	5.8	115
10 TO 19	2,796	9.6	145	13.6		2,651	9.5	91
20 TO 49	2,382	8.2	133	12.5		2,249	8.0	320
50 OR MORE	1,494	5.1	70	6.6		1,424	5.1	2,311
MOBILE HOME OR TRAILER	442	1.5	35	3.3		407	1.5	354
OTHER	237	0.8	34	3.2		203	0.7	73
TOTAL	29,052	100.0%	1,065	100.0%		27,987	100.0%	14,925 100.0%

P70/71/72. Employment Status (Universe: Persons 16 years and over)						MEDIAN INCOME, 1989						POVERTY STATUS IN 1989					
In Armed Forces	Civilian Labor Force Employed	Unempl.	Rate	Not In Labor Force		Median Household Income	Median Family Income	\$29,932	\$37,317	All persons for whom poverty status is determined*	58,292						
Total	63	33,709	1,281	3.7%	15,958	Median Nonfamily Household Income	\$22,420			Below poverty level	5,225						
Male	34	17,397	668	3.7%	5,676	P112/113. Workers in Family and Mean Income in 1989 (Universe: Families)				Persons 18 years and over	49,463						
Female	29	16,312	613	3.6%	10,282					Below poverty level	4,360						
Share of Employed City Residents				11.9%		Workers	Families	Mean Income		Persons 65 years and over	9,442						
Share of Unemployed City Residents			8.7%			None		2,061	\$26,710	Below poverty level	820						
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)						1		3,582	\$41,110	Related children under 5 years	3,369						
Worked in Washington State:						2		6,922	\$50,020	Related children 5 to 17 years	5,419						
Worked in King County	30,712	7,694	23.2			3 or more		1,405	\$58,781	Below poverty level	492						
Worked outside of Seattle	25,515	5,197	15.6							Unrelated individuals	20,008						
Out of Seattle - In County	5,197	2,277	6.9							Below poverty level	3,106						
Worked outside of King											20,008						
Worked outside of WA.	220	0.7									13,970						
P49. Means of Transportation to Work (Universe: Workers 16 years and over)										All Families	8,788						
Car, truck, or van:										Below poverty level	824						
Drove alone	21,355	4,529	64.3%							Related children under 5 years	3,369						
Carpooled			13.6							Related children 5 to 17 years	5,419						
Public transportation:										Below poverty level	492						
Bus or trolley bus	4,586	0	0.0														
Subway or elevated		5	0.0														
Railroad		32	0.1														
Ferryboat																	
Taxicab																	
Motorcycle																	
Bicycle																	
Walked																	
Other means																	
Worked at home																	
Total workers	33,209		100.0%														
P50/51. Travel Time to Work (Universe: Workers 16 years and over)																	
Did not work at home:																	
0 - 19 minutes		13,385	Pct.														
20 - 39 minutes		14,082	40.3%														
40 - 59 minutes		2,777	44.2														
60 - 89 minutes		889	8.4														
90 or more minutes		332	2.7														
Worked at home																	
Mean travel time to work																	
	1,144		3.4														

* Poverty status is only determined for noninstitutionalized persons, etc.

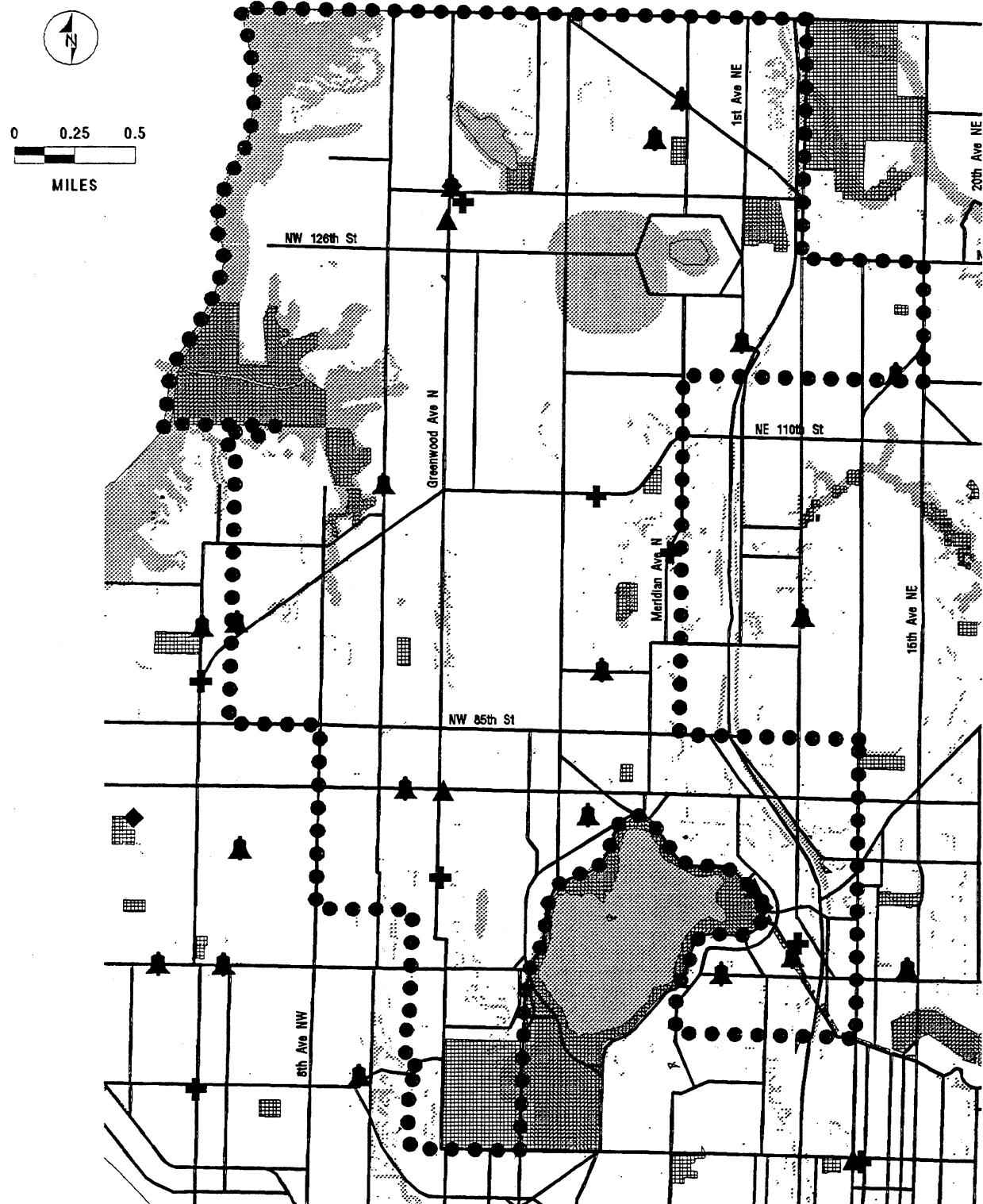
SELECTED CHARACTERISTICS OF JOBS AND LAND USE, 1990
 Puget Sound Regional Council and King County Assessor Data
 Compiled by City of Seattle Planning Department

JOBS			TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)			SELECTED DENSITY MEASURES		
TOTAL Share of Total City 17,692 3.6%			TOTAL Share of Total City \$3,639 9.1%			Average Persons per gross acre 10		
(UNIVERSE: JOBS)			Land Assessed Valuation Share of Total City			Average Households per gross acre 14		
TOTAL	17,692	100.0%	Share of Total	Total	3.6%	Average Households per gross acre 10	Average Households per net acre 14	Average Persons per net acre 14
Retail	4,613	26.1	6.7	Improvements	Assessed Valuation	\$1,846	Average Housing Units per gross acre 5	Average Housing Units per net acre 6
Education	255	0.0	9.4	Share of Total City		8.5%	Average Housing Units per gross acre 5	Average Housing Units per net acre 7
Government, Finance, Ins., Real Estate	11,474	64.9	3.9				Average Number of Jobs per gross acre 3	Average Number of Jobs per net acre 4
Manufacturing,				Average Land Assessed Valuation				
Wholesale				per Parcel Square Foot				
Trade, Comm., Tr.	1,350	7.6	1.1			\$9.65		
University Enrollment		0.0	0.0					

GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)			NET LAND AREA IN ACRES (Excludes streets, fresh water, etc)				
TOTAL Share of Total City 5,822 10.8%			TOTAL Share of Total City 4,313 11.3%				
LAND AREA BY ZONING (Universe: Gross Acres)			ESTIMATED LAND AREA BY USE (Universe: Net Acres)				
TOTAL	5,822	100.0%	Share of City Total	10.8%	Share of City Total		
Commercial	666	11.4	15.0	Commercial	25.9	6.0	9.1
Downtown	8	0.0	0.0	Community Fac.	23.3	5.4	10.7
Industrial	587	10.1	9.9	Industrial	6.4	1.5	2.3
Multi Family	4,483	77.0	12.8	Residential	2,991	69.3	13.8
Single Family	51	0.9	4.9	Single Family	2,602	60.3	13.8
Major Institution				Trans/Comm/Ut	53	1.2	2.6
				Vacant	229	5.3	7.3
				Open Space	434	10.1	11.5
				Other	3	0.1	2.5

Source: Puget Sound Regional Council

Source: King County Assessor Extract, 1991



Northwest District



Environmentally
Sensitive Areas



Parks



Public School



Police and Fire



Library



Community Center

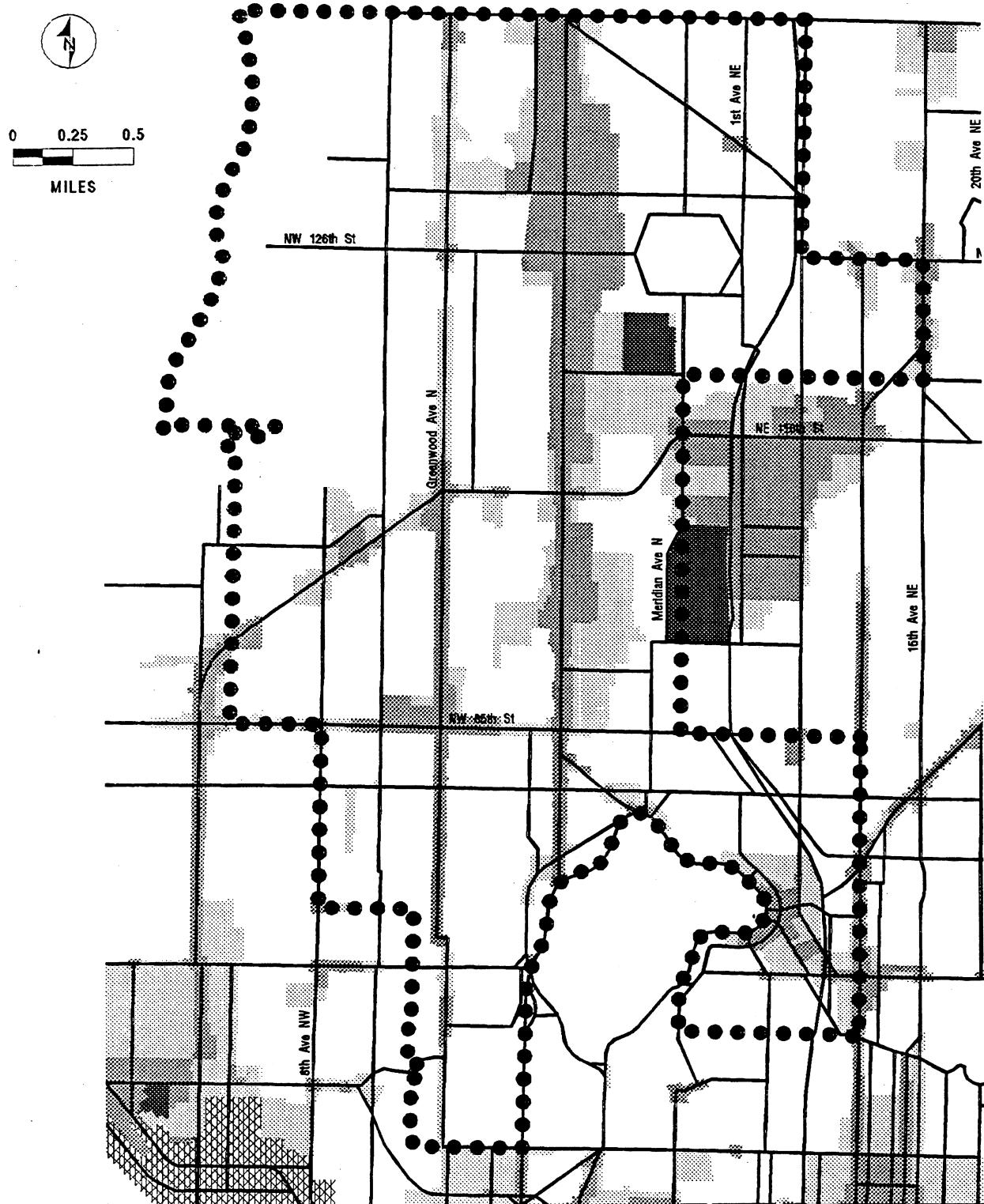


Arterials



District Statistical
Area





Northwest District -- Zoning



Single-Family



Major Institution



Arterials



Multi-Family



Industrial



District Statistical Area

Commercial and
Downtown

**CENSUS
90**

SUB-AREA PROFILES, 1990

**QUEEN ANNE/
MAGNOLIA**

February 1993



QUEEN ANNE/ MAGNOLIA AREA PROFILE

The Queen Anne/ Magnolia Area is a peninsula bordered by Elliot Bay, the Ship Canal, and Lake Union. Its southern border is generally Denny, Fifth Avenue, and Mercer. It consists of 5,141 gross acres and is home to approximately 50,000 people. It is primarily a residential area but has a large swath of industrial land stretching from Salmon Bay to Elliot Bay. It also has some commercial and multi-family areas around Seattle Center. The following highlights present a summary of the Queen Anne/ Magnolia area. The subsequent tables and maps provide a much more detailed picture of the area.

Demographics

- A relatively low share of the population in the Queen Anne/ Magnolia Area are kids 15 years and under -- 10.9 percent of the population is 15 and under compared to 15 percent citywide.
- The area has a low share of population that are people of color -- 8.4 percent of the Queen Anne/ Magnolia population are people of color compared to 25 percent citywide.
- Residents of the area tend to have higher levels of formal education:
 - 7.1 percent of the people 25 years and over have less than a high school education compared to 13.6 percent citywide.
 - 46.6 percent of the population age 25 and over have a bachelor or graduate degree compared to 37 percent citywide.
- Queen Anne/ Magnolia households tend to be smaller than others in the city – on average 1.84 people live in each household compared to 2.09 citywide.
- In addition:
 - 46.1 percent of the households are single person households compared to 39.8 citywide.
 - 33.8 percent of the households are married couple households compared to 35.9 percent citywide.
 - 3.6 percent are single parent households compared to 6.6 percent citywide.

Housing

- This area has a slightly higher proportion of its housing units as renter occupied -- 52.2 percent of the housing units in the Queen Anne/ Magnolia area are renter occupied compared to 48.6 percent citywide.
- The median value of owner occupied housing units is \$207,984 compared to \$137,884 citywide.
- The median rent is \$461 compared \$425 citywide.
- The area has a slightly lower percentage of single family units than is found citywide -- 42.2 percent of the housing units are in single family structures compared to 53.1 percent citywide.
- The age of the housing units is similar to that found citywide -- 37.3 percent of the units were built prior to 1940 as compared to 36.2 percent citywide.

Employment

- The Queen Anne/ Magnolia area had a slightly lower rate of unemployment than the city as a whole -- 3.6 percent of the labor force was unemployed compared to 4.9 percent citywide.

Income

- The Queen Anne/ Magnolia area households and families had incomes higher than those found in the city generally:
 - Median household income was \$33,235 compared to \$29,353 citywide.
 - Median family income was \$48,784 compared to \$39,860 citywide.
 - Per Capita income was \$23,973 compared to \$18,308 citywide.
- People in the area were much less likely to live in poverty than people in the city as a whole -- 6.3 percent of population in the Queen Anne/ Magnolia area live in poverty compared to 12.4 percent citywide.
- Children in this area are much less likely to live in poverty -- just 5.3 percent of the people 18 years and less lived in poverty compared to 15.7 percent citywide.

Jobs

- Given the location of the Interbay Industrial area this area has a higher proportion of jobs in the manufacturing sector -- 30 percent of the jobs are in the manufacturing, wholesale trade, transportation and communications sectors compared to 24.5 percent citywide.

Land Use

- This area has a higher proportion of land zoned for industrial uses and less land for residential uses than the city as a whole:
 - 73.6 percent of the land is zoned for residential uses compared to 75.6 percent citywide.
 - 16.7 percent of the land is zoned industrial compared to 12.4 percent citywide.

Density

- The densities of this area are reflective of density levels for the city as a whole:
 - There are 10 Persons per gross acre which is identical to the average for the city as a whole.
 - The average households per gross acre is 5 compared to 4 citywide.
 - The average jobs per gross acre is seven compared to 9 citywide.

CHANGE 1980 - 1990

This is the only area in the city lose population between 1980 and 1990. At the same time it had an growth rate of households and housing units similar to the city as a whole. It had a gain in the youngest age groups but a loss in the eldest age groups and a loss in the White population and a gain on the number of people of color.

Population

- Population decreased by 1.5 percent compared to a 4.5 percent increase citywide.
 - The population aged 5 and under increased by 24 percent between 1980 and 1990.
 - The population aged 65 and over decreased by almost ten percent during the decade.
 - There was a 3 percent decrease in the White population between 1980 and 1990.
 - There was a 22 percent increase in the number of people of color during the decade.

Households

- The number of households increased by 7 percent compared to 7.9 percent citywide.
 - The average number of persons per households declined slightly from 1.91 in 1980 to 1.84 in 1990 while the average decrease citywide was from 2.15 to 2.09.
 - There was a 4 percent decrease in married couple families between 1980 and 1990 compared to a 2 percent increase citywide.
 - There was a 12.7 percent increase in the number of people living alone during the 1980's compared to a 13 percent increase citywide.

Housing Units

- The number of Housing Units increased by 7.8 percent compared to 8.3 percent citywide.
 - There was a 7.6 percent increase in renter occupied housing units and a 6.4 percent increase in owner occupied housing units between 1980 and 1990.
 - There was a 21 percent increase in units in multi-family structures and an 8.6 percent decline in the number of single family structures during the 1980's.

PROJECTED CHANGE 1990 - 2010

Forecasts of population and household growth in the Queen Anne/ Magnolia area indicate a slight increase in population and households over the next two decade.

- Population is expected to increase by 3.3 percent compared to a 5 percent increase citywide.
- The number of households is expected to increase by 12.7 percent over the next two decades compared to 15 percent increase for the city as a whole.

P1/4. PERSONS		49,758		9.6%		FAMILIES			
TOTAL		Share of Total City		TOTAL		Share of Total City		TOTAL	
Share of Total City		PERSONS IN HOUSEHOLDS		PERSONS IN HOUSEHOLDS		PERSONS IN FAMILIES		Share of Total City	
P11/12. PERSONS BY AGE (UNIVERSE: PERSONS)		Share of City Total		PERSONS PER HOUSEHOLD		PERSONS PER FAMILY		PERSONS PER FAMILY	
TOTAL	49,758	100.0%	9.6%	P16. HOUSEHOLD SIZE AND TYPE (UNIVERSE: HOUSEHOLDS)	PCT.	P23. Family Type and Age of Children (Universe: Own children under 18 years)	PCT.	P23. Family Type and Age of Children (Universe: Own children under 18 years)	PCT.
UNDER 5	2,202	4.4	7.5	TOTAL	25,907	TOTAL	10,707	TOTAL	10,707
5 - 15	3,241	6.5	6.8	1 PERSON:	10.9%	Share of Total City PERSONS IN FAMILIES	9.5%	Share of Total City PERSONS IN FAMILIES	9.5%
16 - 24	5,965	12.0	8.5	10 PERSONS:	47,607	PERSONS IN FAMILIES PERSONS PER FAMILY	27,799	PERSONS IN FAMILIES PERSONS PER FAMILY	27,799
25 - 34	11,463	23.0	10.2	MALE HOUSEHOLDER	1.84	2.60			
35 - 44	9,842	19.8	10.6	FEMALE HOUSEHOLDER					
45 - 64	8,796	17.7	10.3	2 OR MORE PERSONS:					
65 - 84	7,249	14.6	10.5	FAMILY HOUSEHOLDS:					
85 +	1,000	2.0	10.8	MARRIED COUPLE FAMILY:					
				WITH RELATED CHILDREN:					
				NO RELATED CHILDREN					
				OTHER FAMILY:					
				MALE HOUSEHOLDER:					
				NO WIFE PRESENT:					
				WITH RELATED CHILDRE					
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H4. HOUSING UNITS			AVERAGE PERSONS PER OCCUPIED HOUSING UNIT			CHANGE 1980 - 1990		
TOTAL	27,295	11.0%	POPULATION IN HOUSING UNITS	47,607	1.84	(UNIVERSE: HOUSING UNITS)		
OCCUPIED	25,907	94.9	1989 to March 1990	332	1.2			
OWNER OCCUPIED	11,646	42.7	1985 to 1988	1,412	5.2			
RENTER OCCUPIED	14,261	52.2	1980 to 1984	970	3.6			
VACANT	1,388	5.1	1970 to 1979	841	10.4			
TOTAL	27,295	100.0%	Year Built	Total Units	%			
OCCUPIED	25,907	94.9						
OWNER OCCUPIED	11,646	42.7						
RENTER OCCUPIED	14,261	52.2						
VACANT	1,388	5.1						
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)			Year Structure Built	Built				
UNITS	PCT							
TOTAL	27,295	100.0%						
H25/26/27. Year Structure Built by Tenure (Universe: Housing units)								
UNITS	PCT							
TOTAL	27,295	100.0%						
H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS								
Persons	Per Unit	PCT						
OCCUPIED	47,607	1.8	100.0%					
OWNER OCCUPIED	24,912	2.1	52.3					
RENTER OCCUPIED	22,695	1.6	47.7					
H31/32/33. Bedrooms (Universe: Housing units)								
No bedroom								
1 bedroom	8,349	6.4						
2 bedrooms	8,416	30.6						
3 bedrooms	5,749	30.8						
4 bedrooms	2,393	21.1						
5+ bedrooms	644	8.8						
MULTI FAMILY								
1 bedroom	1,756	4.4						
2 bedrooms	8,349	30.6						
3 bedrooms	8,416	30.8						
4 bedrooms	5,749	21.1						
5+ bedrooms	644	8.8						
H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)	\$207,984							
MEDIAN VALUE								
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)	\$461							
MEDIAN VALUE								
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)								
SINGLE FAMILY	TOTAL UNITS	PCT	VACANT UNITS	PCT	OWNER OCCUPIED UNITS	PCT	RENTER OCCUPIED UNITS	PCT
2	11,510	42.2%	371	26.7%	11,139	43.0%	9,258	13.2%
3 OR 4	11,158	40.9	340	24.5	10,818	41.8	9,110	12.0
5 TO 9	1,352	1.3	31	2.2	321	1.2	148	1.2
10 TO 19								
20 TO 49								
50 OR MORE								
MULTI FAMILY	15,438	56.6	993	71.5	14,445	55.8	2,167	18.6
2	1,235	4.5	90	6.5	1,145	4.4	226	1.9
3 OR 4	1,614	5.9	114	8.2	1,500	5.8	178	1.5
5 TO 9	2,405	8.8	127	9.1	2,278	8.8	254	2.2
10 TO 19	3,525	12.9	188	13.5	3,337	12.9	677	5.8
20 TO 49	5,391	19.8	373	26.9	5,018	19.4	794	6.8
50 OR MORE	1,268	4.6	101	7.3	1,167	4.5	38	0.3
MOBILE HOME OR TRAILER	13	0.0	0	0.0	13	0.1	10	0.1
OTHER	334	1.2	24	1.7	310	1.2	211	1.8
TOTAL	27,295	100.0%	1,388	100.0%	25,907	100.0%	11,646	100.0%

P70/71/72. Employment Status (Universe: Persons 16 years and over)						MEDIAN INCOME, 1989						POVERTY STATUS IN 1989					
In Armed Forces			Civilian Labor Force			Not In Labor Force			Median Household Income			Median Family Income			All Persons for whom poverty status is determined*		
Total	467	30,374	1,141	3.6%	12,395	Median Nonfamily Household Income	\$24,728		Persons 18 years and over	Below poverty level		Below poverty level	\$33,235		47,607		
Male	430	15,487	671	4.2%	3,987	P112/113. Workers in Family and Mean Income in 1989 (Universe: Families)			Persons 18 years and over	Below poverty level		Below poverty level	\$48,784		42,037		
Female	37	14,887	470	3.1%	8,418				Persons 65 years and over	Below poverty level		Below poverty level			2,691		
Share of Employed City Residents			Workers		Families	Mean Income			Persons 65 years and over	Below poverty level		Below poverty level			7,737		
Share of Unemployed City Residents			None		1,459	\$42,045			Persons 65 years and over	Below poverty level		Below poverty level			3,452		
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)			1		2,806	\$56,099			Persons 65 years and over	Below poverty level		Below poverty level			185		
Worked in Washington State:			2		5,796	\$67,091			Persons 65 years and over	Below poverty level		Below poverty level					
Worked in King County			3 or more		725	\$92,277			Persons 65 years and over	Below poverty level		Below poverty level					
P109. Mean Family Income in 1989 by Family Type & Presence of Children Under 18 Years (Universe: Families)							All Families										
Worked outside of Seattle							Below poverty level										
Out of Seattle - In County							With related children under 18 year										
Worked outside of King							Below poverty level										
Worked outside of WA.							With related children under 5 years										
P49. Means of Transportation to Work (Universe: Workers 16 years and over)							Below poverty level										
Car, truck, or van:							Female householder families										
Drove alone		18,630	Pct.	61.4%			Below poverty level										
Carpooled		2,850		9.4			With related children under 18 year										
Public transportation:							Below poverty level										
Bus or trolley bus		4,512		14.9			With related children under 5 years										
Subway or elevated		21	0.1	0.0			Below poverty level										
Railroad		0					Persons 18 years and over										
Ferryboat		52	0.2	0.2			PERCENT BELOW POVERTY LEVEL										
Taxicab		66	0.2	0.2			All persons										
Motorcycle		143	0.5				Persons 65 years and over										
Bicycle		233	0.8				Related children under 18 years										
Walked		2,186	7.2				Related children under 5 years										
Other means		161	0.5				Related children 5 to 17 years										
Worked at home		1,467	4.8				Unrelated individuals										
Total workers		30,333	100.0%														
P50/51. Travel Time to Work (Universe: Workers 16 years and over)							All families										
Did not work at home:							With related children under 18 years										
0 - 19 minutes		15,044	Pct.	49.6%			With related children under 5 years										
20 - 39 minutes		11,056		36.4													
40 - 59 minutes		1,964		6.5													
60 - 89 minutes		575		1.9													
90 or more minutes		227		0.7													
Worked at home																	
Mean travel time to work																	

* Poverty status is only determined for noninstitutionalized persons, etc.

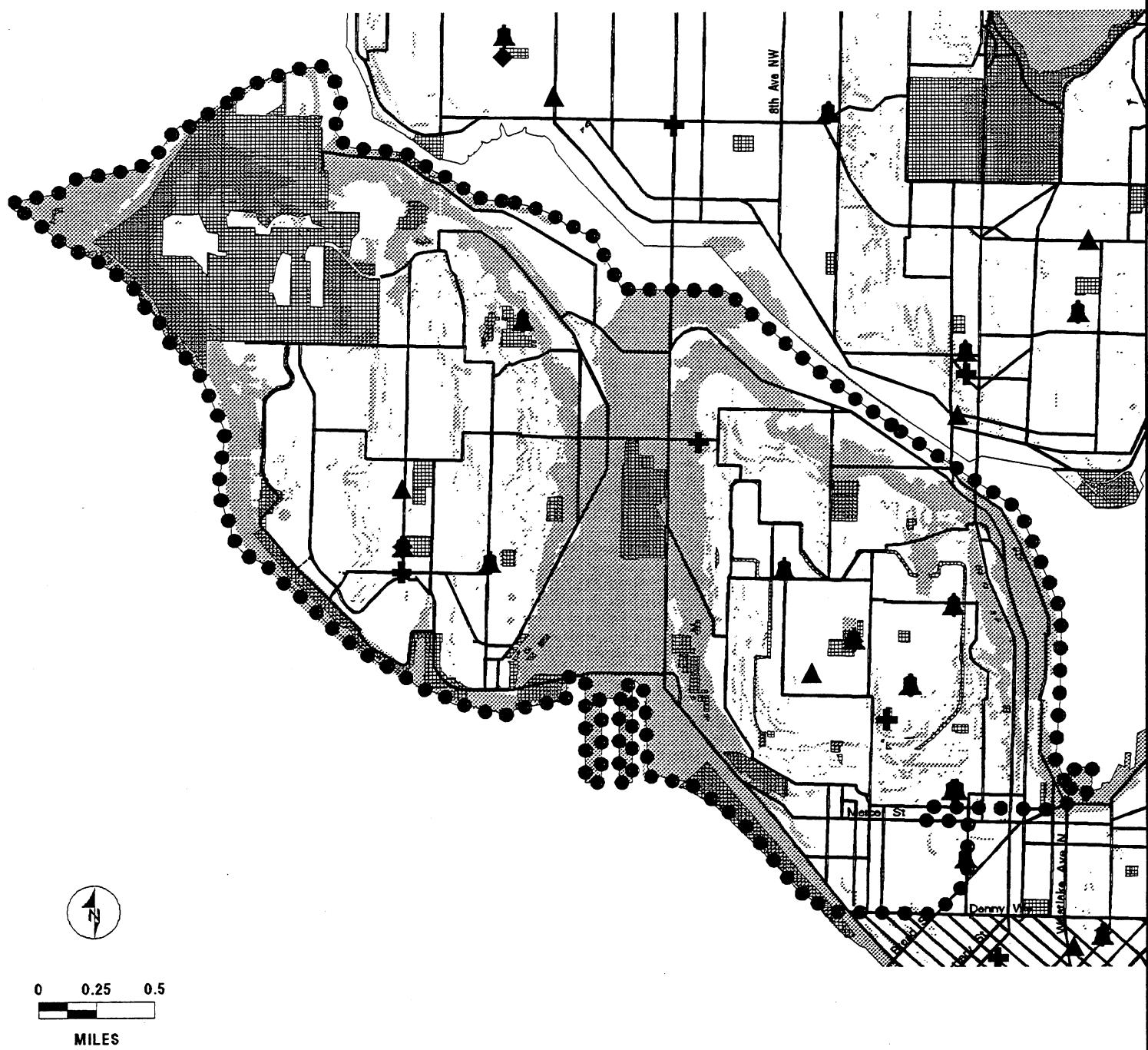
20 minutes
20 minutes

SELECTED CHARACTERISTICS OF JOBS AND LAND USE, 1990
 Puget Sound Regional Council and King County Assessor Data
 Compiled by City of Seattle Planning Department

District = QUEEN ANNE

JOBS		TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
TOTAL	38,371	\$4,300	10.8%	Average Persons per gross acre	10
Share of Total City	7.9%	TOTAL	10.8%	Average Persons per net acre	13
JOBS IN SEATTLE (UNIVERSE: JOBS)		Share of Total City		Average Households per gross acre	5
TOTAL	38,371	City Total	7.9%	Average Households per net acre	7
Retail	4,651	12.1	6.7	Average Housing Units per gross acre	5
Education	438	0.0	16.1	Average Housing Units per net acre	7
Government, Finance,				Average Number of Jobs per gross acre	7
Ins. / Real Estate	21,782	56.8	7.3	Average Number of Jobs per net acre	10
Manufacturing,				Average Number of Jobs per net acre	
Wholesale					
Trade, Commun., Tr	11,500	30.0	9.6		
University Enrollment	2,418	6.3	4.4		
Source: Puget Sound Regional Council					
GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)		NET LAND AREA IN ACRES (Excludes streets, fresh water, etc)		ESTIMATED LAND AREA BY USE (Universe: Net Acres)	
TOTAL	5,141	Share of Total City	9.5%	TOTAL	3,815
Share of Total City		Share of Total City		Share of City	10.0%
LAND AREA BY ZONING (Universe: Gross Acres)		City Total	9.5%	City Total	10.0%
TOTAL	5,141	100.0%		TOTAL	3,815 100.0%
Commercial	451	8.8	10.1	Commercial	233 6.1
Downtown	.	0.0	0.0	Community Fac.	102 2.7
Industrial	859	16.7	12.8	Industrial	191 5.0
Multi Family	697	13.6	11.8	Residential	1,805 47.3
Single Family	3,082	60.0	8.8	Single Family	1,415 37.1
Major Institution	52	1.0	5.0	Trans/Comm/ot	752 19.7
Source: King County Assessor Extract, 1991				Vacant	147 3.9
				Open Space	615 16.1
				Other	23 0.6
					19.8

Source: King County Assessor Extract, 1991



Queen Anne/Magnolia District



Environmentally
Sensitive Areas



Parks

Public School

Police and Fire

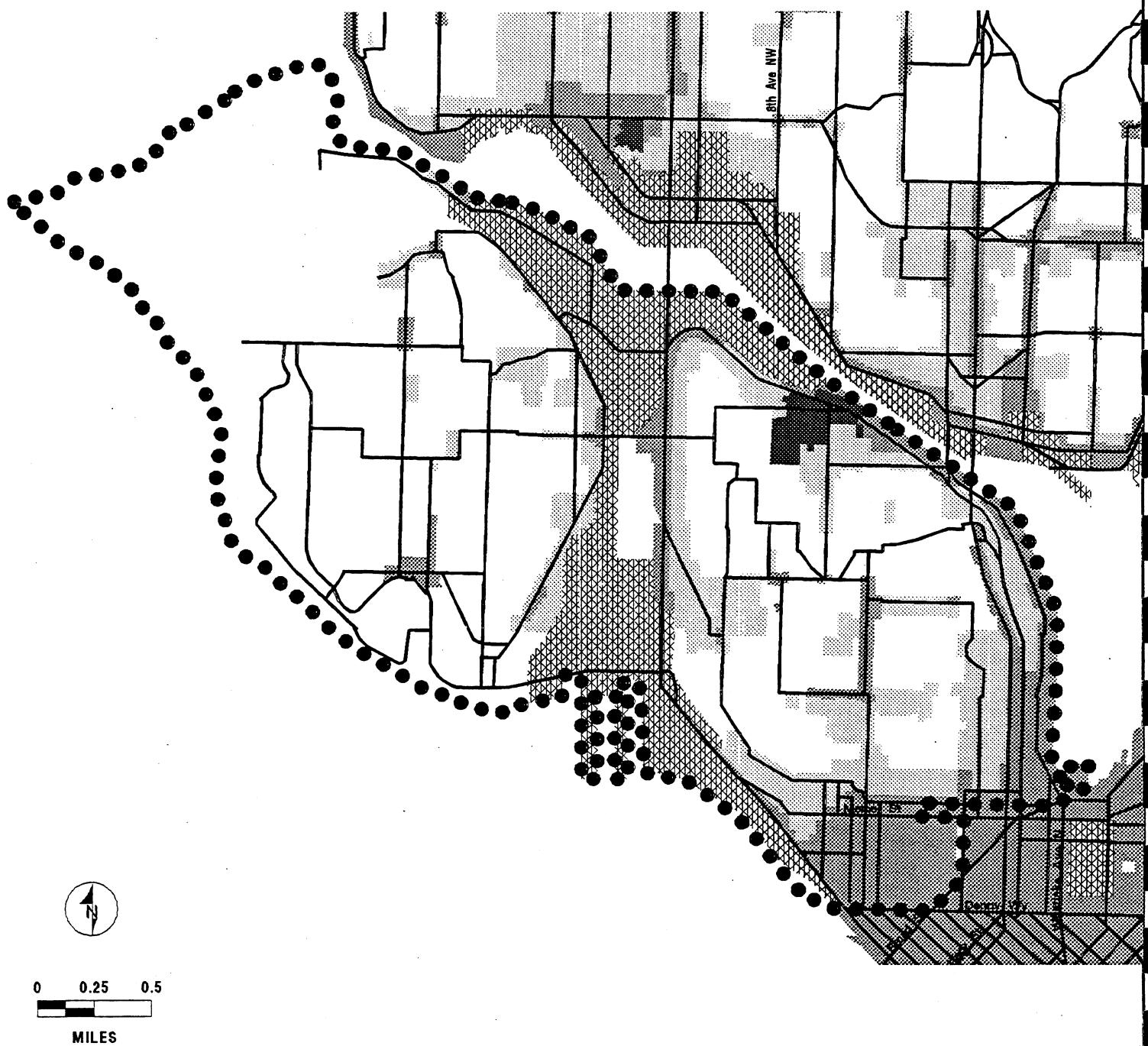
Library

Community Center

Arterials

District Statistical
Area





Queen Anne/Magnolia District -- Zoning

- | | | | | | |
|------------------|-------------------------|---------------------|-------------------|--------------|---------------------------|
| [White Box] | Single-Family | [Solid Black Box] | Major Institution | [Thin Line] | Arterials |
| [Light Gray Box] | Multi-Family | [Cross-hatched Box] | Industrial | [Three Dots] | District Statistical Area |
| [Dark Gray Box] | Commercial and Downtown | | | | |



CITY OF SEATTLE • PLANNING DEPARTMENT

CENSUS 90

SUB-AREA PROFILES, 1990

SOUTHEAST

February 1993



CURRENT PLANNING RESEARCH BULLETIN NUMBER 53.K

SOUTHEAST AREA PROFILE

The Southeast area is located along Lake Washington and is bordered by Interstate 90 on the north, Rainier Avenue on the west and the southern city limits on the south. It consists of 4,429 gross acres and is home to approximately 42,400 people. The area is predominately residential with some commercial development along Martin Luther King Jr. Way. The following highlights present a summary of the Southeast area. The subsequent set of tables and maps provide a much more detailed picture of the area.

Demographics

- A high proportion of the population in the Southeast area are kids aged 15 and under -- 24.4 percent of the population is less than 16 years old compared to 15 percent citywide.
- The Southeast area has a much higher percentage of its population that are people of color than is found citywide -- 62 percent of the population are people of color compared to just 25 percent citywide.
- Residents of the Southeast area tend to have less formal education than is the case for other areas in the city -- 23.4 percent of the people 25 years and over have less than a high school education compared to 13.6 percent citywide.
- Households in the Southeast area tend to be larger than those citywide -- on average 2.69 people live in each household compared to 2.09 citywide.
- In addition:
 - 45 percent of the households in the Southeast area are married couple families compared to 36 percent citywide.
 - 26 percent of the households are single person households compared to 40 percent citywide.
 - 15.1 percent of the households are single parent households compared to 6.2 percent citywide.

Housing

- Housing units in the Southeast area are more likely to be owner occupied than in the city as a whole -- 58.6 percent of the housing units are owner occupied compared to 46.5 percent citywide.
- The housing units in the Southeast area are more likely to be in single family structures than are housing units citywide -- 72.7 percent of the housing units are in single family structure as compared to 53.1 percent citywide.
- The median value of owner occupied housing units was \$98,018 compared to \$137,884.
- The median rent was \$354 compared to \$425 citywide.

Employment

- The unemployment rate in the Southeast area was higher than the city as a whole -- 7.7 percent of the labor force was unemployed in 1990 compared to 4.9 percent citywide.

Income

- Incomes in the Southeast area tend to be lower than income levels citywide:
 - Median household income was \$28,272 compared to \$29,353 citywide.
 - Median Family Income was \$32,728 compared to \$39,860 citywide.
 - Per Capita Income was \$13,255 compared to \$18,308 citywide.
- In addition to lower incomes the Southeast area also has higher poverty rates than the city as a whole:
 - 16.5 percent of the population lived in poverty compared to 12.4 percent citywide.
 - 24.2 percent of the population 18 and under lived in poverty compared to 15.7 percent citywide.

Jobs

- The Southeast area has a higher proportion of jobs in the retail sector and a lower share of jobs in services such government, finance, insurance, and real estate:
 - 21 percent of the jobs are in retail compared to 14 percent citywide.
 - 48.4 percent of the jobs are in the services sector compared to 61 percent citywide.

Land Use

- The Southeast area is predominately residential:
 - 92 percent of the land is zoned for residential uses compared to 75 percent citywide.
 - 69 percent of the net land is developed as residential compared to 56.6 percent citywide.

Density

- The residential densities of the Southeast area are similar to those found citywide:
 - There are 10 people per gross acre compared to 10 citywide.
 - There are 4 households per gross acre compared to 4 citywide.
- The employment density in the Southeast area is substantially lower than is found citywide -- there two jobs per gross acre compared to 9 citywide.

CHANGE 1980 - 1990

The Southeast area experienced a slight amount of change over the decade between 1980 and 1990. The area experienced relatively small levels of change in population, housing units and households compared to other parts of the city.

Population

- Population increased by just three percent compared to 4.5 percent citywide.
 - The population under the age of 5 increased by 12 percent between 1980 and 1990.
 - The population aged 65 years and over increased by 17 percent during the decade.
 - There was a 20 percent decrease in the White population between 1980 and 1990.
 - The number of people of color increased by 25 percent during the decade.

Households

- The number of households did not change during the decade compared to a 7.9 percent increase citywide.
 - The average number of persons per household increased very slightly from 2.63 in 1980 to 2.69 in 1990 while the average decreased citywide from 2.15 to 2.09.
 - There was an eight percent decrease in married couple families between 1980 and 1990 compared to a 2 percent increase citywide.
 - The number of people living alone increased by two percent during the 1980's compared to a 13 percent increase citywide.

Housing Units

- Housing Units increased by just 1.6 percent compared to 8.3 percent citywide.
 - There was 2 percent increase in renter occupied housing units and there was virtually no change in the number of owner occupied housing units between 1980 and 1990.
 - There was a four percent decrease in housing units in multi-family structures and two percent increase in the number of single family units during the 1980's.

PROJECTED CHANGE 1990 - 2010

Forecasts of population, household, and housing unit growth for the next twenty years indicates that the area is expected to experience growth at rates slightly lower than the rates of growth expected for the city as a whole.

- Population in the area is forecast to increase by just 1.6 percent between 1990 and 2010 compared to 5 percent growth for the city as a whole.
- The number of households and housing units are expected to grow by just five percent over the two decade period compared to a fifteen percent increase citywide.

**SELECTED CHARACTERISTICS OF THE POPULATION, HOUSEHOLDS, AND FAMILIES
1990 Census of Population and Housing
Compiled by City of Seattle Planning Department**

District = SOUTHEAST

P1/4. PERSONS		H4. HOUSEHOLDS		FAMILIES	
TOTAL	Share of Total City	42,406	8.2%	TOTAL	15,542
P11/12. PERSONS BY AGE (UNIVERSE: PERSONS)				Share of Total City	6.6%
TOTAL	42,406	100.0%	8.2%	PERSONS IN HOUSEHOLDS	41,870
UNDER 5	3,474	8.2	11.9	PERSONS PER FAMILY	2.69
5 - 15	6,858	16.2	14.4		
16 - 24	4,819	11.4	6.9		
25 - 34	6,857	16.2	6.1		
35 - 44	7,262	17.1	7.8		
45 - 64	7,453	17.6	8.7		
65 - 84	5,124	12.1	7.4		
85 +	559	1.3	6.0		
P5. SEX (UNIVERSE: PERSONS)					
TOTAL	42,406	100.0%	8.2%		
MALE	20,324	47.9	8.1		
FEMALE	22,082	52.1	8.4		
P6/8/10. RACE AND HISPANIC ORIGIN (UNIVERSE: PERSONS)					
TOTAL	42,406	100.0%	8.2%	Share of	
WHITE	16,073	37.9	4.1	City Total	
BLACK	14,247	33.6	27.4		
AMERICAN INDIAN, ESKIMO OR ALASKA INDIAN	636	1.5	8.7		
ASIAN OR PACIFIC I	10,729	25.3	17.6		
OTHER RACE	721	1.7	9.9		
HISPANIC ORIGIN (OF ANY RACE)	1,660	3.9	9.0		
EDUCATIONAL ATTAINMENT: Highest Grade Completed (Universe: Persons 25 years and over)					
Total	27,283	Pct.		OTHER PERSONS IN GROUP	
Less than 9th grade	2,880	10.6%		QUARTERS:	
9th to 12th grade, no diploma	3,499	12.8		COLLEGE DORMITORIES, MILITARY QUARTERS	
High school graduate/equivalence	6,897	25.3		EMERGENCY SHELTERS FOR	
Some college, no degree	6,092	22.3		HOMELESS, ETC.	
Associate's degree	1,573	5.8		P27. HOUSEHOLD SIZE	
Bachelor's degree	4,089	15.0		(UNIVERSE: HOUSEHOLDS)	
Graduate or professional degree	2,253	8.3			
RESIDENCE IN 1985 (Universe: Persons 5 years and over)					
Total	39,016			4,038	26.0%
Lived in same house	20,251	51.8%		4,779	30.7
Lived Diff. House -- Same Count	12,211	31.2		2,657	17.1
Different County	4,056	10.4		2,006	12.9
Same State	983	2.5		1,063	6.8
Different State	3,073	7.9		503	3.2
Lived abroad	2,558	6.5		496	3.2

SELECTED CHARACTERISTICS OF HOUSING UNITS
 1990 Census of Population and Housing
 Compiled by City of Seattle Planning Department

District = SOUTHEAST

H4. HOUSING UNITS			AVERAGE PERSONS PER OCCUPIED HOUSING UNIT POPULATION IN HOUSING UNITS 41,870			CHANGE 1980 - 1990 (UNIVERSE: HOUSING UNITS)		
TOTAL	16,688	6.7%	Persons per Unit	2.69		1980	1990	Change Pct
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)								
UNITS	PCT		Total	%				
TOTAL	16,688	100.0%	Year Built					
OCCUPIED	15,542	93.1	1989 to March 1990	235	1.4			
OWNER OCCUPIED	9,782	58.6	1985 to 1988	380	2.3			
RENTER OCCUPIED	5,760	34.5	1980 to 1984	360	2.2			
VACANT	1,146	6.9	1970 to 1979	1,387	8.3			
			1960 to 1969	3,043	18.2			
			1950 to 1959	3,797	22.8			
			1940 to 1949	2,905	15.0			
			Before 1940	4,981	29.8			
H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS								
Persons	Per Unit	PCT	Total	%				
OCCUPIED	41,870	2.7	100.0%					
OWNER OCCUPIED	26,616	2.7	63.6					
RENTER OCCUPIED	15,254	2.6	36.4					
			No bedroom	345	2.1			
			1 bedroom	3,317	19.9			
			2 bedrooms	4,792	28.7			
			3 bedrooms	4,896	29.3			
			4 bedrooms	2,461	14.7			
			5+ bedrooms	877	5.3			
H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)								
MEDIAN VALUE	\$98,018		Total housing units	16,688	100.0%			
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)								
MEDIAN VALUE	\$354							
H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)								
	TOTAL UNITS	PCT	VACANT UNITS	PCT	OCCUPIED UNITS	PCT	OWNER OCCUPIED UNITS	PCT
SINGLE FAMILY	12,134	72.7%	562	49.0%	11,572	74.5%	9,504	97.2%
1, DETACHED	11,840	70.9	528	46.1	11,312	72.8	9,425	96.4
1, ATTACHED	294	1.8	34	3.0	260	1.7	79	0.8
MULTI FAMILY	4,379	26.2	581	50.7	3,798	24.4	179	1.8
2	555	3.3	43	3.8	512	3.3	64	0.7
3 OR 4	550	3.3	97	8.5	453	2.9	25	0.3
5 TO 9	651	3.9	135	11.8	516	3.3	9	0.1
10 TO 19	994	6.0	121	10.6	873	5.6	8	0.1
20 TO 49	930	5.6	73	6.4	857	5.5	3	0.1
50 OR MORE	699	4.2	112	9.8	587	3.8	70	0.7
MOBILE HOME OR TRAILER	9	0.1	0	0.0	9	0.1	6	0.1
OTHER	1,166	1.0	3	0.3	1,163	1.0	93	1.0
TOTAL	16,688	100.0%	1,146	100.0%	15,542	100.0%	9,782	100.0%

**SELECTED CHARACTERISTICS OF EMPLOYED RESIDENTS AND INCOME
1990 Census of Population and Housing
Compiled by City of Seattle Planning Department**

District = SOUTHEAST

MEDIAN INCOME, 1989							POVERTY STATUS IN 1989						
(Universe: Persons 16 years and over)							Median Household Income			All persons for whom poverty status is determined*			
In Armed Forces	Civilian Labor Force	Not In Labor Force	Median Family Income	Median Nonfamily Household Income	\$18,216	Below poverty level	Below poverty level	Below poverty level	Persons 18 years and over	Below poverty level	Below poverty level	Below poverty level	Below poverty level
Forces	Employed	Unempl.	Rate						Persons 65 years and over	Below poverty level	Below poverty level	Below poverty level	Below poverty level
Total	43	19,149	1,600	7.7%	11,160				Persons 18 years and over	Below poverty level	Below poverty level	Below poverty level	Below poverty level
Male	33	9,863	960	8.9%	4,411				Related children under 5 years	Below poverty level	Below poverty level	Below poverty level	Below poverty level
Female	10	9,286	640	6.4%	6,749				Related children 5 to 17 years	Below poverty level	Below poverty level	Below poverty level	Below poverty level
Share of Employed City Residents*			6.7%			Workers	Families	Mean Income	Related children under 18 years	Below poverty level	Below poverty level	Below poverty level	Below poverty level
Share of Unemployed City Residents*			10.9%			None		1,576	\$17,787	Below poverty level	Below poverty level	Below poverty level	Below poverty level
P45/46/47/48. Place of Work (Universe: Workers 16 years and over)						1		3,146	\$30,120	Related children under 5 years	Related children under 5 years	Related children 5 to 17 years	Related children 5 to 17 years
Worked in Washington State:						2		4,180	\$30,852	Below poverty level	Below poverty level	Below poverty level	Below poverty level
Worked in King County						3 or more		1,523	\$31,542	Unrelated individuals	Unrelated individuals	Unrelated individuals	Unrelated individuals
Worked in Seattle										Below poverty level	Below poverty level	Below poverty level	Below poverty level
Worked outside of Seattle													
Out of Seattle - In County													
Worked outside of King													
Worked outside of WA.													
P49. Means of Transportation to Work (Universe: Workers 16 years and over)													
Car, truck, or van:													
Drove alone						Pct.							
Carpooled						11,960	63.9%						
Public transportation:						2,901	15.5						
Bus or trolley bus						0	0.0						
Subway or elevated						0	0.0						
Railroad						0	0.0						
Ferryboat						17	0.1						
Taxicab						0	0.0						
Motorcycle						58	0.3						
Bicycle						70	0.4						
Walked						337	1.8						
Other means						170	0.9						
Worked at home						440	2.3						
Total workers						18,728	100.0%						
P50/51. Travel Time to Work (Universe: Workers 16 years and over)													
Did not work at home:													
0 - 19 minutes									Pct.				
20 - 39 minutes									7,075	37.8%			
40 - 59 minutes									8,567	45.7			
60 - 89 minutes									1,717	9.2			
90 or more minutes									729	3.9			
Worked at home									200	1.1			
Mean travel time to work						440	2.3						

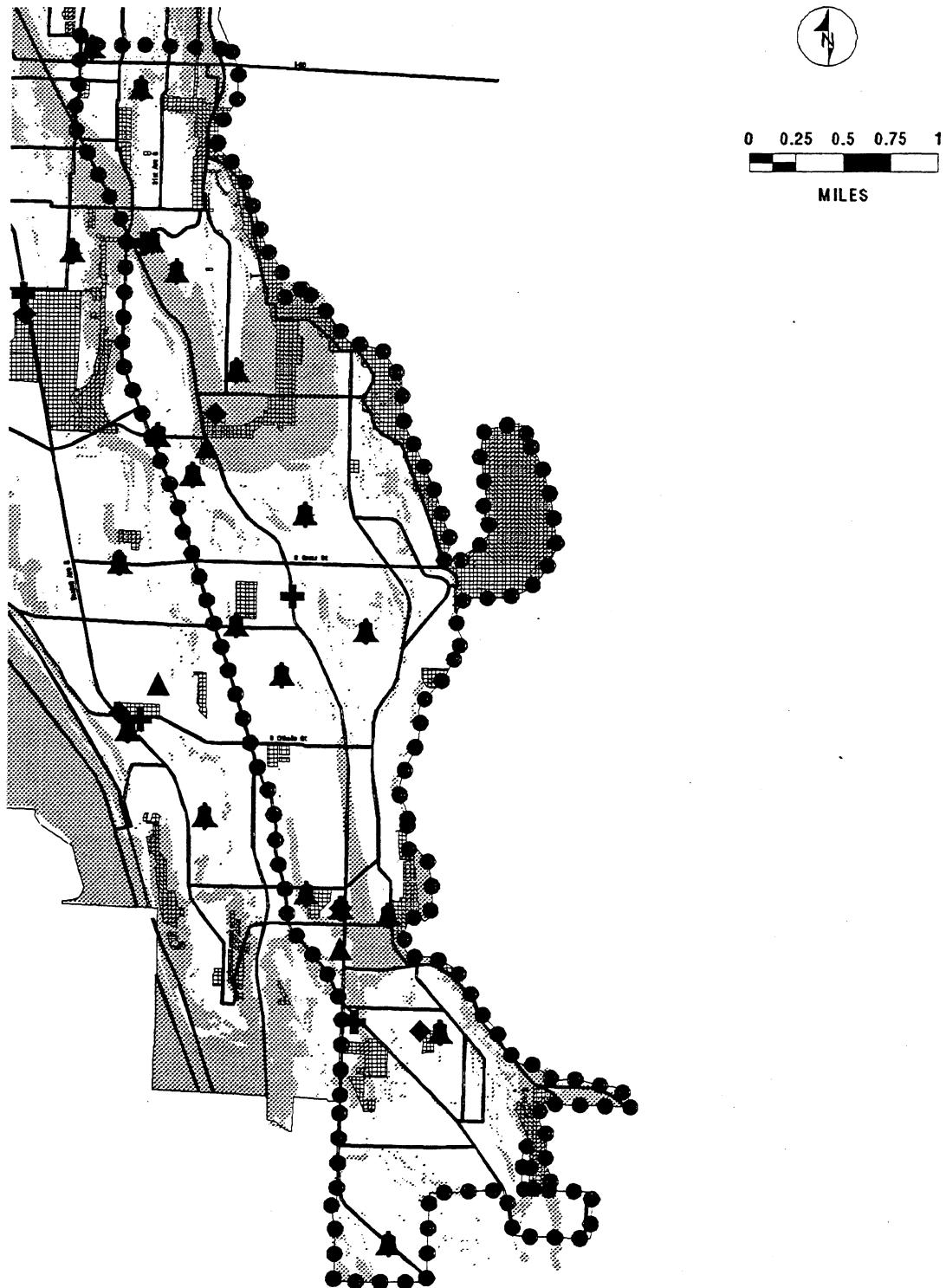
SELECTED CHARACTERISTICS OF JOBS AND LAND USE, 1990
 Puget Sound Regional Council and King County Assessor Data
 Compiled by City of Seattle Planning Department

District = SOUTHEAST

JOBS			TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)			SELECTED DENSITY MEASURES		
TOTAL	8,155	1.7%	\$1,799	4.5%		Average Persons per gross acre	10	
Share of Total City			Share of Total City			Average Persons per net acre	14	
JOBS IN SEATTLE (UNIVERSE: JOBS)			Land Assessed Valuation			Average Households per gross acre	4	
TOTAL	8,155	100.0%	1.7%			Average Households per net acre	5	
Retail	1,716	21.0	2.5			Average Housing Units per gross acre	4	
Education	378	0.0	13.9			Average Housing Units per net acre	5	
Government, Finance, Ins., Real Estate	3,943	48.4	1.3			Average Number of Jobs per gross acre	2	
Manufacturing,						Average Number of Jobs per net acre	3	
Wholesale						Average Number of Jobs per gross acre	2	
Trade, Commu., Tr.	2,118	26.0	1.8			Average Number of Jobs per net acre	3	
University Enrollment		0.0	0.0					
			Average Land Assessed Valuation per Parcel Square Foot					
			\$6.21					
GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)			NET LAND AREA IN ACRES (Excludes streets, fresh water, etc)			ESTIMATED LAND AREA BY USE (Universe: Net Acres)		
TOTAL	4,429	8.2%	TOTAL	3,100	8.1%	Share of City Total	Share of City Total	Share of City Total
Share of Total City			Share of Total City					
LAND AREA BY ZONING (Universe: Gross Acres)			TOTAL	3,100	100.0%			
TOTAL	4,429	100.0%	City Total	8.2%				
Commercial Downtown	355	8.0	8.0					
Industrial	7	0.2	0.1					
Multi Family	388	8.8	6.6					
Single Family	3,673	82.9	10.5					
Major Institution		0.0	0.0					
			Community Fac.					
			Industrial					
			Residential					
			Single Family					
			Trans/Comm/Ut					
			Vacant					
			Open Space					
			Other					

Source: Puget Sound Regional Council

Source: King County Assessor Extract, 1991



Southeast District



Environmentally
Sensitive Areas



Parks



Public School



Police and Fire



Library



Community Center

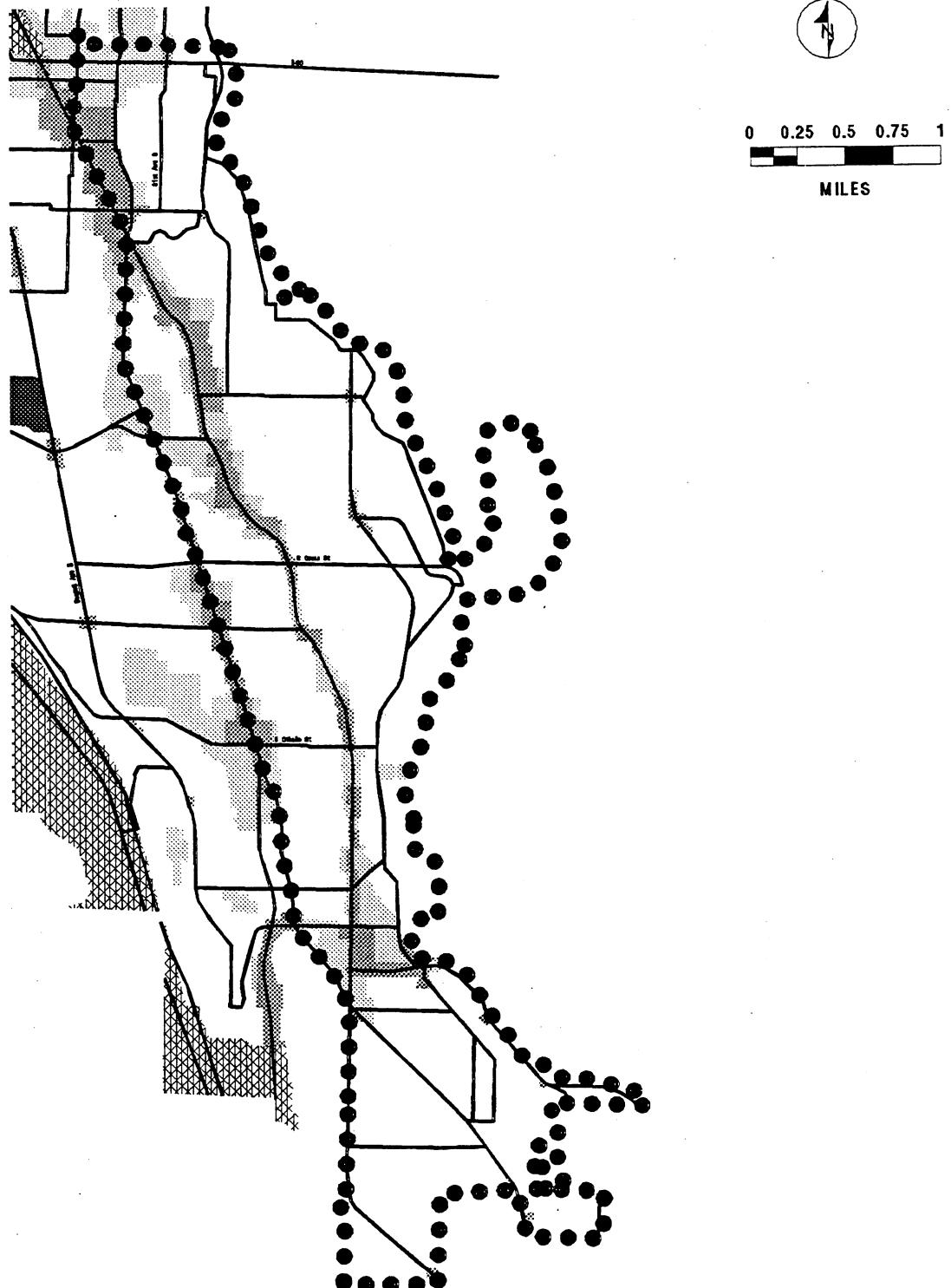


Arterials



District Statistical
Area





Southeast District -- Zoning



Single-Family



Major Institution



Arterials



Multi-Family



Industrial



District Statistical Area



Commercial and
Downtown



CENSUS 90

SUB-AREA PROFILES, 1990

WEST SEATTLE

February 1993



WEST SEATTLE AREA PROFILE

The West Seattle area is located on a peninsula along Puget Sound and is bordered by Alki Point on the North, the southern city limits on the south and the Duwamish River on West. It consists of 9,758 gross acres and is home to approximately 75,000 people. The area is predominately residential with some commercial development along California Avenue SW and at West Seattle Junction (generally the corner of California and Alaska Street) and industrial activity along the Duwamish River. The area includes such landmarks as Lincoln Park, Alki Beach, and South Seattle Community College. The following highlights present a summary of West Seattle area. The subsequent set of tables and maps provide a much more detailed picture of the area.

Demographics

- West Seattle has a slightly higher share of people ages 15 years and less -- 18.4 percent of the population is less than 15 years old compared to 15 percent citywide.
- West Seattle has a lower percentage of its population that are people of color than is found citywide -- just 17.3 percent of the population are people of color compared to 25 percent citywide.
- The education levels of people in this area indicate more people with high school education but fewer people with college degrees than is found citywide
 - 51 percent of the people aged 25 and over are high school graduates but have not completed a college degree as compared to 42 percent citywide.
 - 26 percent of the population ages 25 and over have received a college degree comared to 38 percent citywide.
- Households in West Seattle tend to be slightly larger than those citywide:
 - on average 2.25 people live in each household compared to 2.09 citywide.
 - 44.8 percent of the households in West Seattle are married couple families compared to 36 percent citywide.
 - 32 percent of the households are single person households compared to 39.8 percent citywide.
 - eight percent of the households are single parent households compared to 6.2 percent citywide.

Housing

- West Seattle is primarily residential in character and its housing units are more likely to be owner occupied than is found citywide:
 - 58.1 percent of the housing units are owner occupied compared to 46.5 percent citywide.
 - 63.3 percent of the people live in owner occupied housing units compared to 54.9 percent citywide.
- The housing units in West Seattle are much more likely to be in single family structures than are housing units citywide -- 70.1 percent of the housing units are in single family structures as compared to 53.1 percent citywide.
- The median values of owner occupied housing units was \$116,481 compared to \$137,884.
- The median rent was \$436 compared to \$425 citywide.

Employment

- The unemployment rate in West Seattle was almost identical to the city as a whole --just 4.6 percent of the labor force was unemployed in 1990 compared to 4.9 percent citywide.

Income

- Incomes in West Seattle are similar to income levels citywide:
 - Median household income was \$32,947 compared to \$29,353 citywide.
 - Median Family Income was \$40,376 compared to \$39,860 citywide.
 - Per Capita Income was \$17,274 compared to \$18,308 citywide.
- West Seattle has lower poverty rates than the city as a whole:
 - 9.3 percent of the population lived in poverty compared to 12.4 percent citywide.
 - 7.7 percent of the population 18 and under lived in poverty compared to 15.7 percent citywide.

Jobs

- West Seattle has a relatively high proportion of jobs in the retail sector
 - 20 percent of the jobs are in retail compared to 14.1 percent citywide.
 - 42.2 percent of the jobs are in manufacturing, wholesale trade, or communications sectors compared to 24.5 percent citywide.

Land Use

- West Seattle is composed primarily of residential land -- 71.7 percent of the land is zoned for single family housing compared to 64.6 percent citywide.
- The area has more land used for industrial purposes than in other areas -- 11 percent of the land is in industrial use compared to 7.3 percent citywide.

Density

- The residential densities of West Seattle are slightly less than those found citywide:
 - There are 8 people per gross acre compared to 10 citywide.
 - There are 3 households per gross acre compared to 4 citywide.
- The employment density is very low in West Seattle -- there is just 2 jobs per gross acre compared to 9 citywide.

CHANGE 1980 - 1990

The West Seattle area experienced a slight amount of change over the decade between 1980 and 1990. The levels of change over the decade are similar to those citywide. The average household size in the area decreased slightly over the decade and the numbers of people living alone increased slightly.

Population

- Population increased by 5.7 percent compared to 4.5 percent citywide.
 - The population under the age of 5 increased by 20 percent between 1980 and 1990.
 - The population aged 65 years and over increased by 16 percent during the decade.
 - There was a two percent decrease in the White population between 1980 and 1990.
 - The number of people of color increased by 67 percent during the decade.

Households

- The number of households increased by 9.6 percent compared to 7.9 percent citywide.
 - The average number of persons per household decreased from 2.34 in 1980 to 2.25 in 1990 while the average decreased citywide from 2.15 to 2.09.
 - There was a four percent decrease in married couple families between 1980 and 1990 compared to just a 2 percent increase citywide.
 - The number of people living alone increased by 20 percent during the 1980's compared to a 13 percent increase citywide.

Housing Units

- Housing Units increased by 9.8 percent compared to 8.3 percent citywide.
 - There was 19 percent increase in renter occupied housing units and a four percent increase in owner occupied housing units between 1980 and 1990.
 - There was a 35.5 percent increase in housing units in multi-family structures and no change in the number of single family units during the 1980's.

PROJECTED CHANGE 1990 - 2010

Forecasts of population, household, and housing unit growth for the next twenty years indicates that the area is expected to experience growth at rates similar to the rates of growth expected for the city as a whole.

- Population in the area is forecast to increase by 4.8 percent between 1990 and 2010 compared to 5 percent growth for the city as a whole.
- The number of households and housing units are expected to grow by 17 percent over the two decade period compared to a fifteen percent increase citywide.

**SELECTED CHARACTERISTICS OF THE POPULATION, HOUSEHOLDS, AND FAMILIES
1990 Census of Population and Housing
Compiled by City of Seattle Planning Department**

District = West Seattle

P1/4. PERSONS		74,279		14.4%		H4. HOUSEHOLDS		32,550		13.8%		FAMILIES		18,940	
TOTAL Share of Total City		Share of Total City		14.4%		TOTAL Share of Total City		13.8%		73,354		TOTAL Share of Total City		16,940	
P11/12. PERSONS BY AGE (UNIVERSE: PERSONS)		Share of City Total		14.4%		PERSONS IN HOUSEHOLDS		73,354		PERSONS IN FAMILIES		54,393		16.8%	
TOTAL		74,279		100.0%		PERSONS PER HOUSEHOLD		2.25		PERSONS PER FAMILY		2.87		54,393	
UNDER 5		5,081		6.8		P16. HOUSEHOLD SIZE AND TYPE (UNIVERSE: HOUSEHOLDS)		PCT.		PCT.		PCT.		18,940	
5 - 15		8,635		11.6		TOTAL		32,550		32.2		TOTAL		18,940	
16 - 24		7,356		9.9		1 PERSON:		10,479		32.2		Under 3 years		2,242	
25 - 34		15,209		20.5		MALE HOUSEHOLDER		4,362		13.4		3 and 4 years		1,252	
35 - 44		12,945		17.4		FEMALE HOUSEHOLDER		6,117		18.8		5 years		642	
45 - 64		12,850		17.3		2 OR MORE PERSONS:		22,071		67.8		6 to 11 years		3,181	
65 - 84		10,907		14.7		FAMILY HOUSEHOLDS:		14.7		12 and 13 years		14 years		931	
85 +		1,296		1.7		MARRIED COUPLE FAMILY:		14.0		15 to 17 years		15 to 17 years		510	
P5. SEX (UNIVERSE: PERSONS)		Share of CITY Total		14.4%		WITH RELATED CHILDREN		5,630		17.3		In other family:		1,125	
TOTAL		74,279		100.0%		NO RELATED CHILDREN		8,939		27.5		Male householder, no spouse:		8,939	
MALE		35,621		48.0		NO WIFE PRESENT:		32,550		1.5		Under 3 years		65	
FEMALE		38,658		52.0		WITH RELATED CHILDREN		498		1.5		3 and 4 years		49	
P6/8/10. RACE AND HISPANIC ORIGIN (UNIVERSE: PERSONS)		Share of CITY Total		14.4%		NO RELATED CHILDREN		535		1.6		5 years		36	
TOTAL		74,279		100.0%		FEMALE HOUSEHOLDER,		3,131		3.7		6 to 11 years		163	
WHITE		61,454		82.7		NO HUSBAND PRESENT:		2,120		6.5		12 and 13 years		43	
BLACK		3,752		5.1		WITH RELATED CHILDREN		1,198		3.7		14 years		22	
AMERICAN INDIAN, ESKIMO OR ALEUT		1,324		1.8		NO NONFAMILY HOUSEHOLDS:		1,198		5.5		15 to 17 years		118	
ASIAN OR PACIFIC I		6,496		8.7		MALE HOUSEHOLDER		1,132		4.1		Female householder, no spouse:		587	
OTHER RACE		1,253		1.7		FEMALE HOUSEHOLDER		1,199		5.5		Under 3 years		587	
HISPANIC ORIGIN (OF ANY RACE)		3,038		4.1		P28. GROUP QUARTERS (UNIVERSE: PERSONS IN GROUP QUARTERS)		498		1.5		3 and 4 years		393	
EDUCATIONAL ATTAINMENT: Highest Grade Completed (UNIVERSE: Persons 25 years and over)		Pct.		Pct.		PCT.		535		5 years		5 years		150	
Total		Less than 9th grade		2,443		EMERGENCY SHELTERS FOR HOMELESS, ETC.		10,479		32.2%		6 to 11 years		1,124	
9th to 12th grade, no diploma		5,745		10.7		P27. HOUSEHOLD SIZE (UNIVERSE: HOUSEHOLDS)		12,068		37.1		12 and 13 years		304	
High school graduate/equivalence		13,838		25.9		PCT.		137		14 years		14 years		152	
Some college, no degree		13,248		24.8		TOTAL IN GROUP QUARTERS		925		100.0%		15 to 17 years		524	
Associate degree		4,289		8.0		PCT.		10,479		Pct.		Female household, no spouse:		587	
Bachelor's degree		10,226		19.1		OTHER PERSONS IN GROUP QUARTERS: COLLEGE DORMITORIES, MILITARY QUARTERS		12,068		37.1		Under 3 years		587	
Graduate or professional degree		3,666		6.9		EMERGENCY SHELTERS FOR HOMELESS, ETC.		13,190		14.5		3 and 4 years		49	
RESIDENCE IN 1985 (Universe: Persons 5 years and over)		53,455		4.6%		PCT.		3,221		10.0		5 years		49	
Lived in same house		69,332		49.3%		PCT.		3,221		10.0		6 to 11 years		151	
Lived Diff. House -- Same Count		34,148		49.3%		PCT.		1,247		3.8		12 and 13 years		151	
Different County		11,159		16.1		PCT.		482		1.5		14 years		151	
Same State		3,742		5.4		PCT.		319		1.0		15 to 17 years		151	
Different State		7,417		10.7		PCT.		1,771		2.6		18,940		151	
Lived abroad															
CHANGE 1980 - 1990 (UNIVERSE: PERSONS, HOUSEHOLDS, AND FAMILIES)															
Persons		70,244		74,279		Pct.		10.0		4,035		Pet.		5.7%	
Households		29,692		32,550		Pct.		1,247		3.8		2,858		9.6	
Families		18,789		18,940		Pct.		319		1.0		18,940		0.8	

SELECTED CHARACTERISTICS OF HOUSING UNITS
 1990 Census of Population and Housing
 Compiled by City of Seattle Planning Department

District = West Seattle

H4. HOUSING UNITS				AVERAGE PERSONS PER OCCUPIED HOUSING UNIT				CHANGE 1980 - 1990		
TOTAL		33,927		POPULATION IN HOUSING UNITS		73,354		(UNIVERSE: HOUSING UNITS)		
Share of Total City		13.6%		Persons per Unit		2.25				
H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)										
TOTAL	33,927	100.0%		UNITS	PCT	Total	%			
OCCUPIED	32,550	95.9		Year Built		Units				
OWNER OCCUPIED	13,721	58.1		1989 to March 1990		1,022	3.0			
RENTER OCCUPIED	12,829	37.8		1985 to 1988		2,219	6.5			
VACANT	1,377	4.1		1980 to 1984		1,568	4.6			
				1970 to 1979		2,557	7.5			
				1960 to 1969		3,810	11.2			
				1950 to 1959		6,269	18.5			
				1940 to 1949		6,748	19.9			
				Before 1940		9,716	28.7			
H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS										
	Persons	Per Unit	PCT	H31/32/33. Bedrooms (Universe: Housing units)						
OCCUPIED	73,354	2.3	100.0%	Total	Units	%				
OWNER OCCUPIED	46,411	2.4	63.3	No bedroom	714	2.1				
RENTER OCCUPIED	26,943	2.1	36.7	1 bedroom	6,146	18.1				
				2 bedrooms	12,146	35.8				
				3 bedrooms	9,871	29.1				
				4 bedrooms	4,193	12.4				
				5+ bedrooms	839	2.5				
				Total housing units	33,909	100.0%				
H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)										
MEDIAN VALUE	\$116,481		\$436	H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)				OWNER OCCUPIED		
				TOTAL UNITS	PCT	VACANT UNITS	PCT	OCCUPIED UNITS	PCT	RENTER OCCUPIED UNITS
SINGLE FAMILY	23,799	70.1%		676	49.1%	23,123	71.0%	18,481	93.7%	4,642
1, DETACHED	23,306	68.7		638	46.3	22,668	69.6	18,293	92.8	4,375
1, ATTACHED	493	1.5		38	2.8	455	1.4	188	1.0	267
MULTI FAMILY	9,888	29.1		688	50.0	9,200	28.3	1,118	5.7	8,082
2	1,320	3.9		86	6.2	1,234	3.8	183	0.9	1,051
3 OR 4	1,683	5.0		93	6.8	1,590	4.9	130	0.7	1,460
5 TO 9	1,622	4.8		149	10.8	1,473	4.5	131	0.7	1,342
10 TO 19	2,123	6.3		87	6.3	2,036	6.3	228	1.2	1,808
20 TO 49	2,596	7.7		232	16.8	2,364	7.3	443	2.2	1,921
50 OR MORE	544	1.6		41	3.0	503	1.5	3	0.0	500
MOBILE HOME OR TRAILER	20	0.1		0	0.0	20	0.1	15	0.1	5
OTHER	220	0.6		13	0.9	207	0.6	107	0.5	100
TOTAL	33,927	100.0%		1,377	100.0%	32,550	100.0%	19,721	100.0%	12,829

SELECTED CHARACTERISTICS OF EMPLOYED RESIDENTS AND INCOME
 1990 Census of Population and Housing
 Compiled by City of Seattle Planning Department

District = West Seattle

7

WEST SEATTLE

Sub-area Profiles 1990

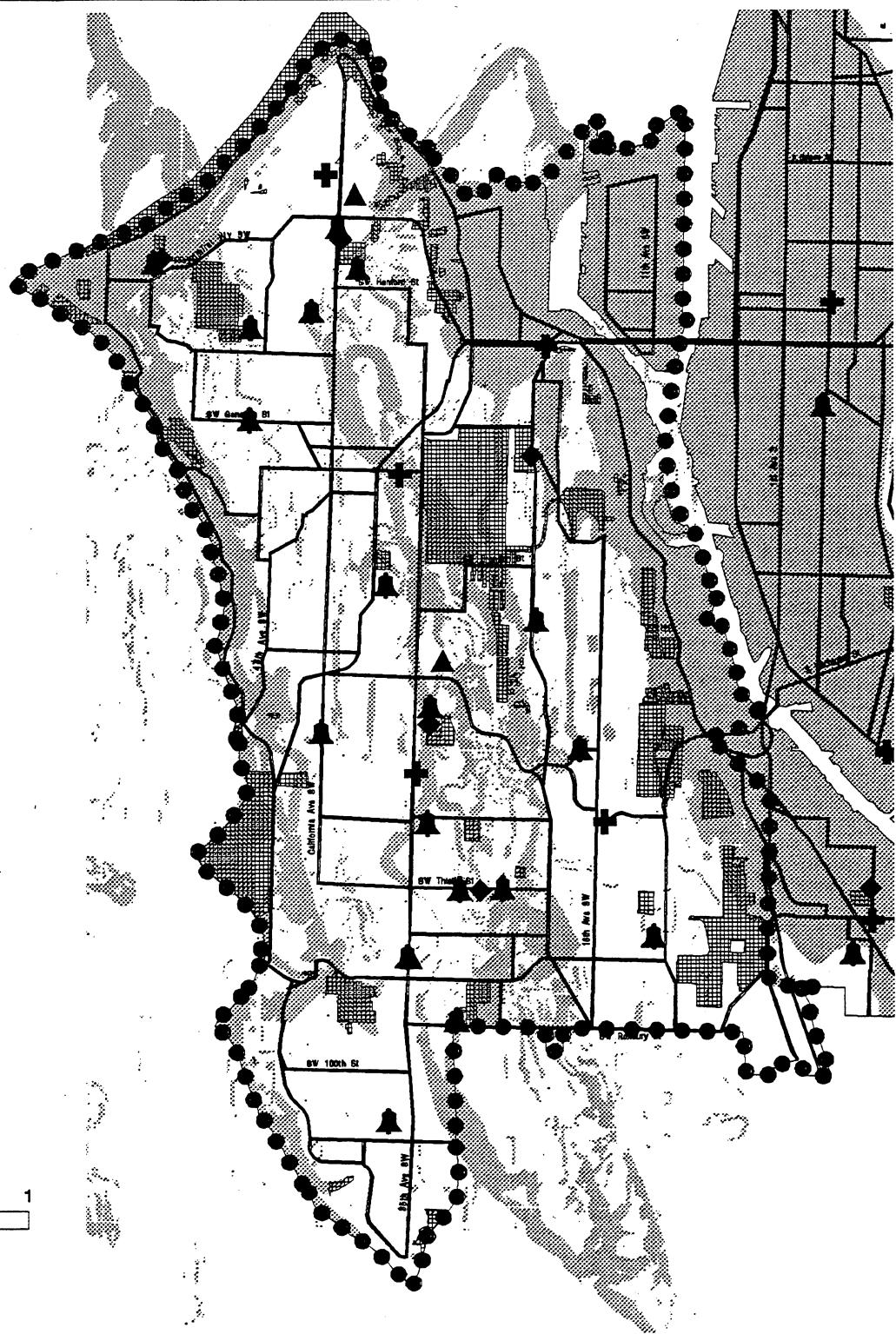
P70/71/72. Employment Status (Universe: Persons 16 years and over)						MEDIAN INCOME, 1989					
In Armed Forces	Civilian Labor Force	Not In Labor Force	Median Household Income	\$32,947	Poverty Status in 1989	All persons for whom poverty status is determined*	73,173				
Employed	Unempl.		Median Family Income	\$40,376	Below poverty level	Below poverty level	6,816				
Total	87	39,230	1,899	4.6%	Persons 18 years and over	Persons 18 years and over	58,675				
Male	87	20,694	1,047	4.8%	Below poverty level	Below poverty level	4,309				
Female	0	18,536	852	4.4%	Persons 65 years and over	Persons 65 years and over	11,503				
			Median Nonfamily Household Income	\$23,510	Below poverty level	Below poverty level	749				
			P112/113. Workers in Family and Mean Income in 1989 (Universe: Families)								
			Workers	Families	Mean Income	Related children under 18 years	14,408				
			Share of Employed City Residents	13.8%	Below poverty level	Below poverty level	2,232				
			Share of Unemployed City Residents	13.0%	None	Related children under 5 years	4,913				
					1	Related children 5 to 17 years	9,395				
					2	Below poverty level	1,377				
				3 or more	2,134	Unrelated individuals	18,246				
						Below poverty level	2,670				
						All Families	19,087				
						Below poverty level	1,181				
						With related children under 18 year	8,239				
						Below poverty level	970				
						With related children under 5 years	4,036				
						Below poverty level	557				
						Female householder families	3,113				
						Below poverty level	851				
						With related children under 18 year	1,994				
						Below poverty level	736				
						With related children under 5 years	840				
						Below poverty level	404				
						All families	6.2%				
						With related children under 18 years	11.8%				
						With related children under 5 years	13.8%				
						Female householder families	27.3%				
						With related children under 18 years	36.9%				
						With related children under 5 years	48.1%				
						All persons	9.3%				
						Persons 18 years and over	7.7%				
						Persons 65 years and over	6.5%				
						Related children under 18 years	15.5%				
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						With related children under 5 years	48.1%				
						All persons	9.3%				
						Persons 18 years and over	7.7%				
						Persons 65 years and over	6.5%				</

SELECTED CHARACTERISTICS OF JOBS AND LAND USE, 1990
 Puget Sound Regional Council and King County Assessor Data
 Compiled by City of Seattle Planning Department

District = West Seattle

JOBS			TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)			SELECTED DENSITY MEASURES		
TOTAL	17,674	3.6%	\$4,344	10.9%		Average Persons per gross acre	8	
JOBS IN SEATTLE (UNIVERSE: JOBS)			Share of Total City			Average Persons per net acre	10	
TOTAL	17,674	100.0%	Land Assessed Valuation	\$2,060		Average Households per gross acre	3	
Retail	3,518	19.9	Share of Total City	11.4%		Average Households per net acre	5	
Education	316	0.0	Improvements Assessed Valuation	\$2,284		Average Housing Units per gross acre	3	
Government, Finance, Ins., Real Estate	6,328	35.8	Share of Total City	10.5%		Average Housing Units per net acre	5	
Manufacturing,			Average Land Assessed Valuation			Average Number of Jobs per gross acre	2	
Wholesale			Per Parcel Square Foot	\$6.43		Average Number of Jobs per net acre	2	
Trade, Commun, Tr	7,452	42.2						
University Enrollment	3,973	22.5						
		7.2						
Source: Puget Sound Regional Council								
GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)			NET LAND AREA IN ACRES (Excludes streets, fresh water, etc)					
TOTAL	9,758	18.1%	TOTAL	7,218				
Share of Total City			Share of Total City	18.9%				
LAND AREA BY ZONING (Universe: Gross Acres)			ESTIMATED LAND AREA BY USE (Universe: Net Acres)					
TOTAL	9,758	100.0%	Share of City Total					
Commercial	516	5.3	11.6					
Downtown		0.0	0.0					
Industrial	1,235	12.7	18.5	Commercial	218	3.0	7.7	
Multi Family	915	9.4	15.5	Community Fac.	274	3.8	12.6	
Single Family	7,000	71.7	20.0	Industrial	796	11.0	28.7	
Major Institution	92	0.9	8.9	Residential	4,073	56.4	18.8	
				Single Family	3,628	50.3	18.8	
				Trans/Comm/Ut	350	4.8	17.0	
				Vacant	1,032	14.3	32.9	
				Open Space	597	8.3	15.8	
				Other	20	0.3	17.3	

Source: King County Assessor Extract, 1991



West Seattle District

[Shaded Box] Environmentally Sensitive Areas



Parks

[Bell Symbol] Public School

[Cross Symbol] Police and Fire

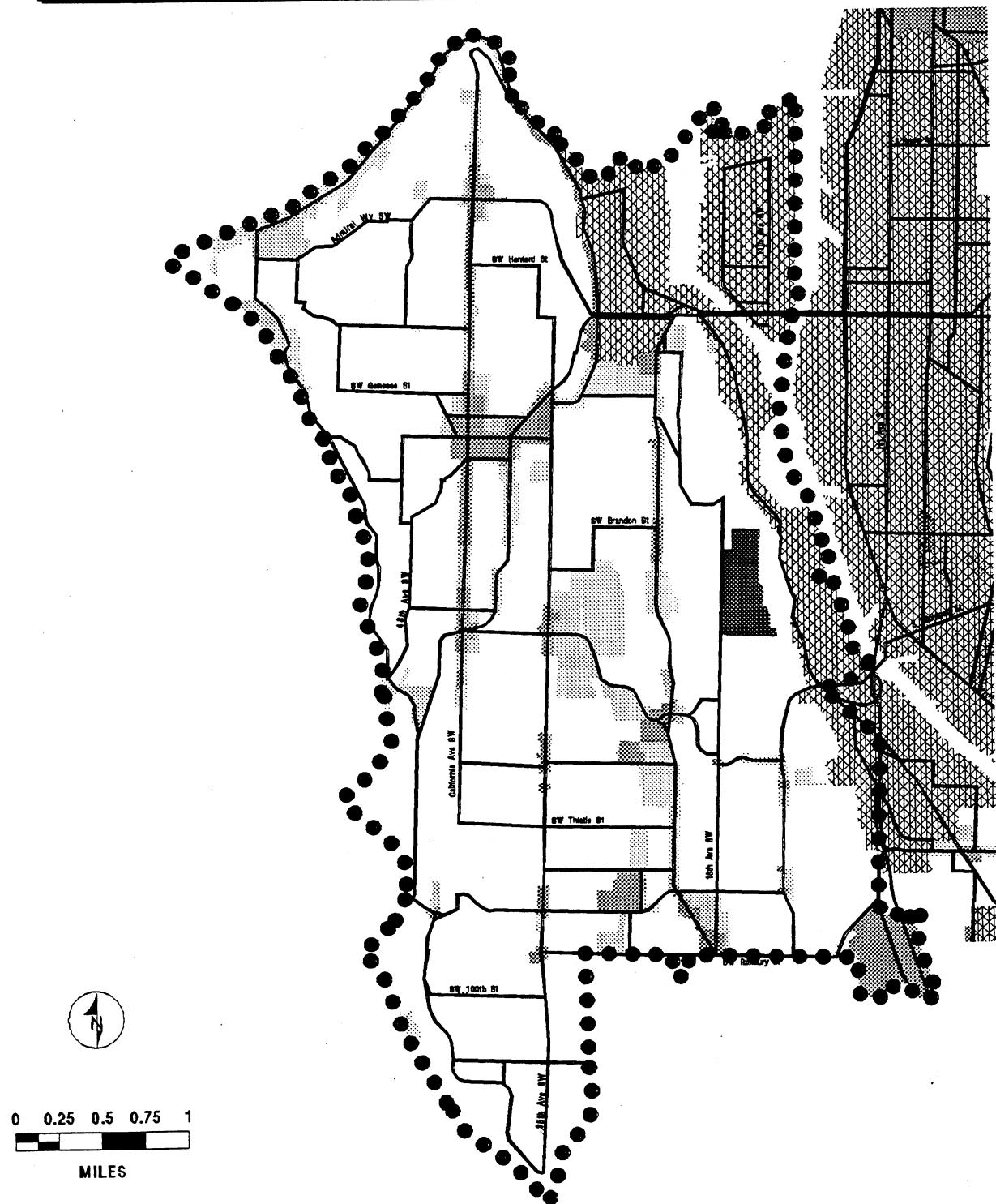
[Triangle Symbol] Library

[Diamond Symbol] Community Center

— Arterials

• • • District Statistical Area





West Seattle District -- Zoning

Single-Family

Major Institution

— Arterials

A small square icon containing a pattern of dots, representing the Multi-Family category.

Multi-Family

Industrial

• • • *District Statistical Area*

 ***Commercial and
Downtown***



Appendix:
SUB-AREA COMPARISONS

Seattle is a city of contrasts and similarities. The neighborhoods and communities across the city vary in many respects but are quite similar in many others. The following analysis highlights some key comparisons for sub-areas of Seattle. The sub-areas used for this analysis are the same as those used for the various sub-area profiles. For this analysis, however, Delridge and Southwest are treated separately to allow for some understanding of the different characteristics of those two parts of the West Seattle peninsula. The West Seattle peninsula can be analyzed in whole by simply adding the data for the parts of Delridge and Southwest presented on the following maps. Other sub-areas of the city are more homogeneous in size and character.

THE DISTRIBUTION OF SELECTED POPULATION GROUPS, 1990

The distribution of selected population characteristics across the sub-areas offers a way of understanding the uniqueness of the different geographic areas within Seattle. Each areas share of the total city population (item 1) ranges between three percent in Downtown to thirteen percent in the Northeast area.

Generally the distribution of households (item 2) and families (item 3) across the areas mirrors that of population. The most notable exceptions are in Downtown and Capitol Hill areas where the share of families is substantially lower than the share of population. This indicates the greater likelihood of people in these areas to live in non-family households and group quarters.

The age (items 4 and 5) distribution pattern indicates that areas south and east of Downtown have a larger than expected share of the population under 18 when compared to their share of the total population. The three sub-areas adjacent to the University Area have lower shares of both the young and the older populations than expected. The areas along the west coast of Seattle have higher than expected share of people over 65 years.

The majority of single parent families (item 6) are concentrated in the Central, Southeast, Duwamish, and Delridge areas of the city. Each of the other nine areas have substantially fewer single parent families than expected based on their populations.

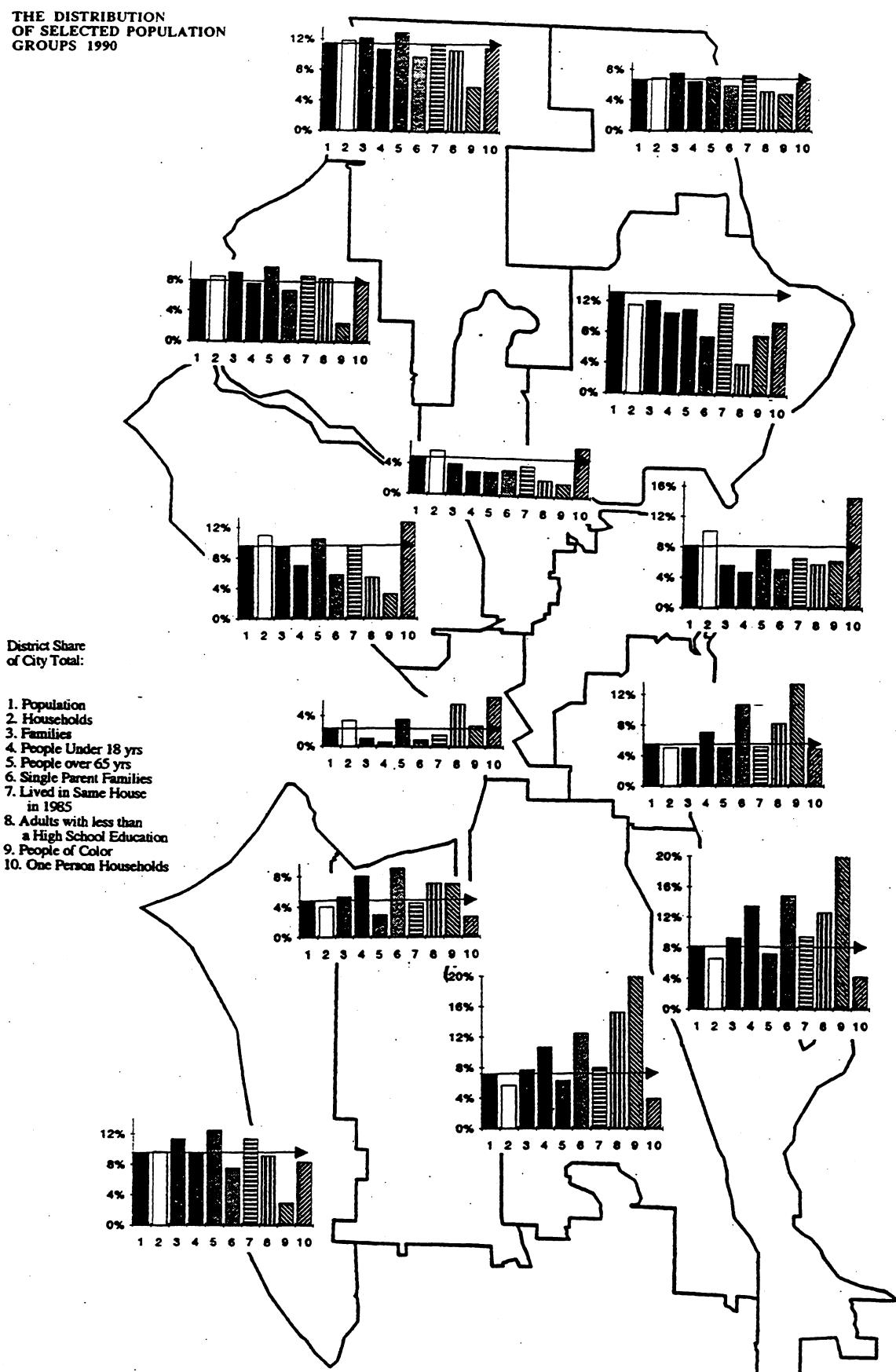
There is no distinctive pattern to the distribution of people who lived in the same house in 1985 (item 7). Even in the Northeast, where one might expect higher rates of mobility given the University population, there is only a small variation from the expected share.

Educational levels (item 8) of the adult population (people 25 years and over) indicates that area in the north have fewer than expected numbers of people with less than a high school education while areas south and east of Downtown have more than expected.

People of color (item 9) are clearly more predominate in the areas of south and east of Downtown. The areas along Puget Sound have substantially fewer people of color than expected based on their share of the total population.

The distribution of one person households (item 10) show higher concentrations in Downtown and areas adjacent to it such as Capitol Hill, Lake Union and Queen Anne.

THE DISTRIBUTION OF SELECTED POPULATION GROUPS 1990



THE DISTRIBUTION OF EMPLOYED RESIDENTS AND POVERTY

The distribution of employed residents (items 2 and 3) is very similar to the distribution of the population (item 1) as a whole. However, a slight pattern is discernible as all of the areas north of Downtown have a slightly higher share of the employed residents than would be expected given the distribution of population while all of the areas from Downtown to the south and east have a slightly lower share of employed residents than might be expected. This pattern is true for both people who work in the city and who work out of the city.

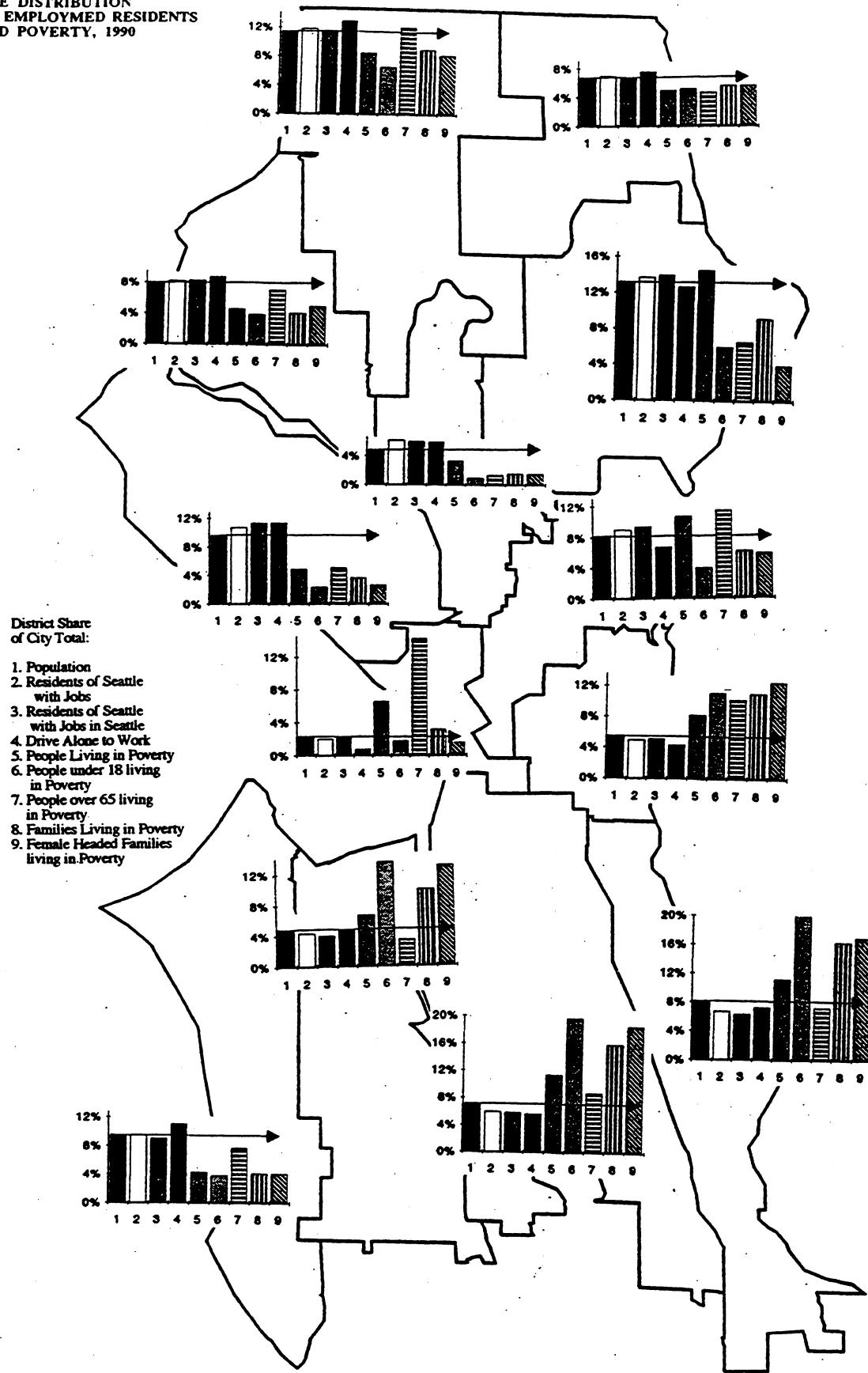
Transportation to work is a key issue in and around Seattle. There a slight distinction in the distribution of people who drive alone to work (item 4). People in the North and Lake Union sub-areas and sub-areas along the western edge of Seattle have higher shares of people driving alone to work than do other areas.

The distribution of people living in poverty (item 5) across the city indicates a concentration of poverty in the areas south and east of Downtown.

The only poverty measure that is counter to the general pattern is people over 65 years old living in poverty (item 7). The Southeast and Duwamish sub-areas have fewer than expected numbers of elderly in poverty based on those area share of the total population. The Downtown, Capitol Hill, and Northwest areas have higher than expected levels of people over 65 living in poverty.

The distribution of people under 18 living in poverty (item 6) reveals the most distinct pattern. Over half of the children in poverty live in the Southeast, Duwamish, and Delridge sub-areas. This is similar to, but even more pronounced than the distribution of all children.

THE DISTRIBUTION OF EMPLOYED RESIDENTS AND POVERTY, 1990

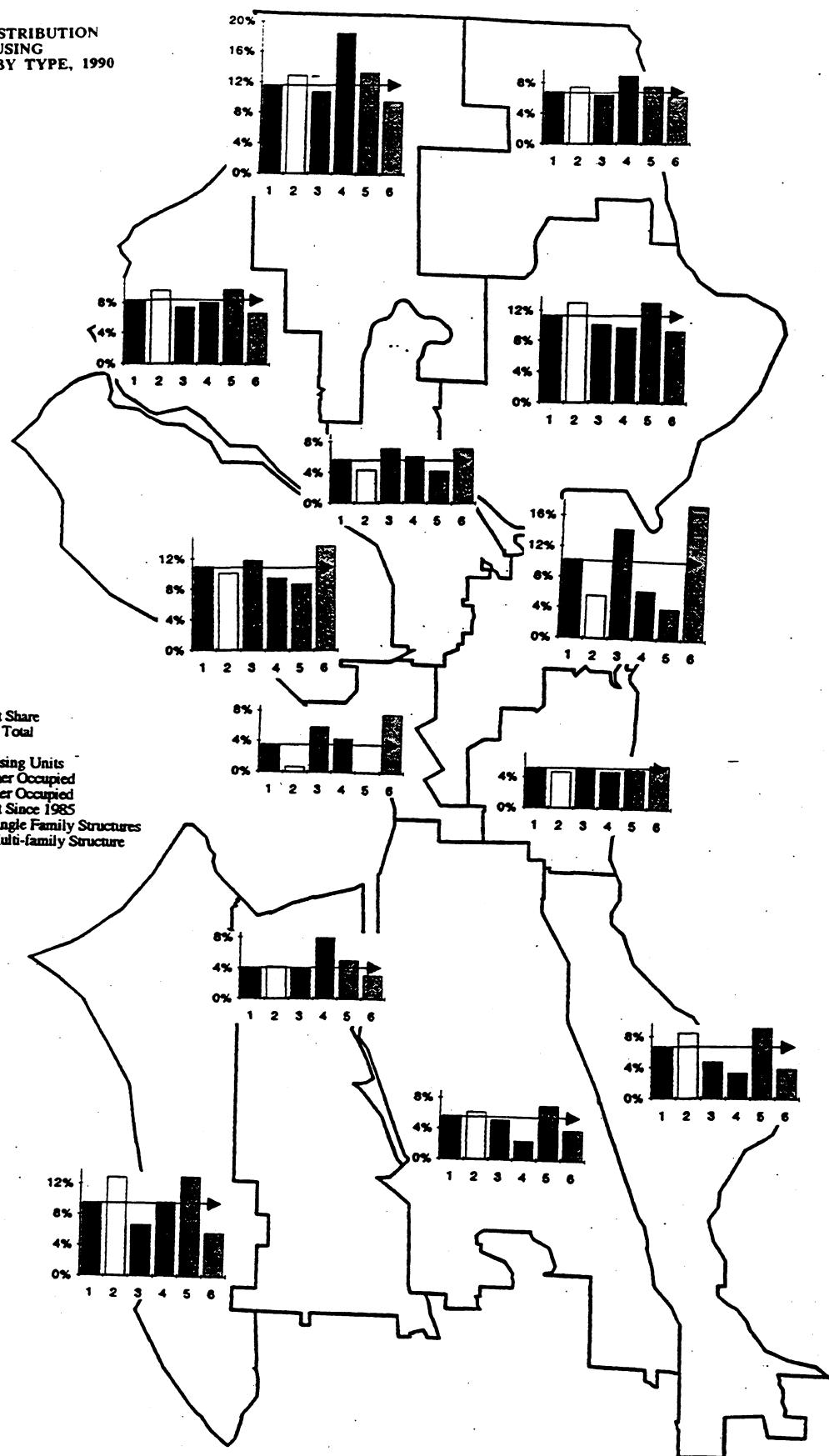


THE DISTRIBUTION OF HOUSING UNITS BY TYPE

The distribution of housing units across the city is similar to the distribution of population. Not surprisingly the distribution of owner and renter occupied housing is almost identical to the distribution of single family and multi-family structures. While not exclusively true, it is overwhelmingly true, that single family structures are owner occupied and multi-family units are renter occupied. The Downtown and Capitol Hill areas are twice as likely to have renter occupied and multi-family units than what would be expected based on their overall share of housing units. The Queen Anne/Magnolia and Lake Union areas also have higher numbers of renter occupied and multi family units than expected but to a much smaller degree. The other areas still have some renter occupied and multi-family units but less than expected given their total share of units.

One of the most notable differences among areas of the city is the distribution of housing units built since 1985. The Northwest and Delridge areas account for a substantially higher share of the units built since 1985 than would be expected based on their existing share of units while the Capitol Hill, Duwamish, and Southeast areas each account for fewer units built since 1985 than might be expected.

**THE DISTRIBUTION
OF HOUSING
UNITS BY TYPE, 1990**



1980 AND 1990 DISTRIBUTION OF POPULATION AND HOUSEHOLDS AND HOUSING UNITS

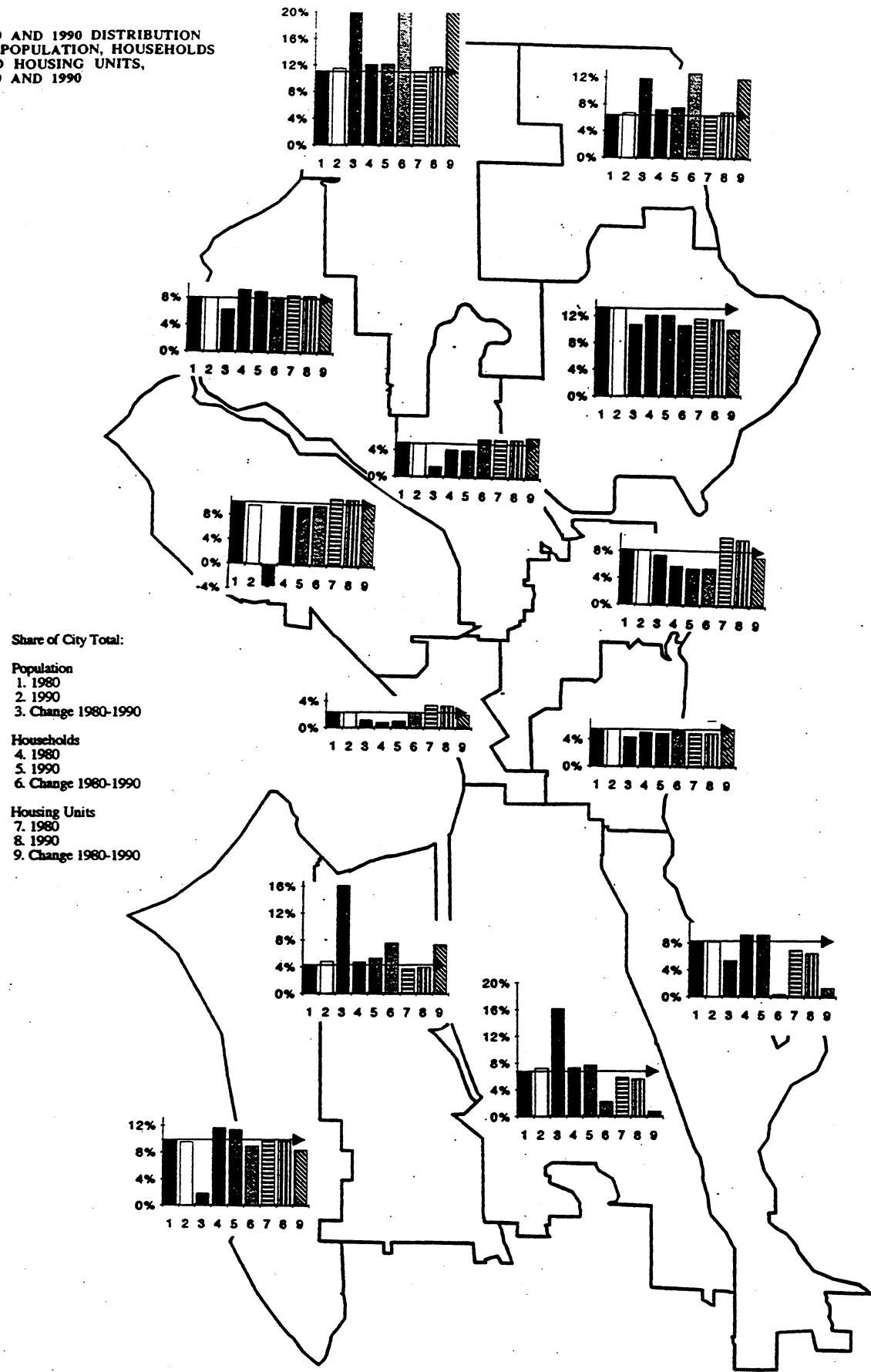
The most noticeable fact seen by comparing the distribution of population, households, and housing units in 1980 with 1990 is how similar the overall distribution was at both points in time. For each of those factors there is little discernible change in each areas share of the city total between 1980 and 1990.

What is a more dramatic difference however is the distribution of *change* over the decade. Between 1980 and 1990 almost one-third of the increase in population, households, and housing units has occurred in the North and Northwest areas -- far exceeding what would be expected given their share of population in 1980. In those areas all three phenomena have accounted for about the same share of the total city growth.

Two of the areas, Southwest and Queen Anne/Magnolia reveal an interesting pattern -- both received their expected share of household and housing unit growth while accounting for a share of population growth substantially below what would be expected based on their share of 1980 population. Queen Anne/Magnolia in fact experienced a decline in population over the decade. This indicates that the household composition of these two areas is changing to increasingly smaller household sizes and fewer people per housing unit.

The Delridge, Duwamish, and Southeast areas reveal a pattern in which they received more than an expected share of population but less than an expected share of housing units and households. This indicates that in these areas the household size and persons per housing unit are increasing.

**1980 AND 1990 DISTRIBUTION
OF POPULATION, HOUSEHOLDS
AND HOUSING UNITS,
1980 AND 1990**



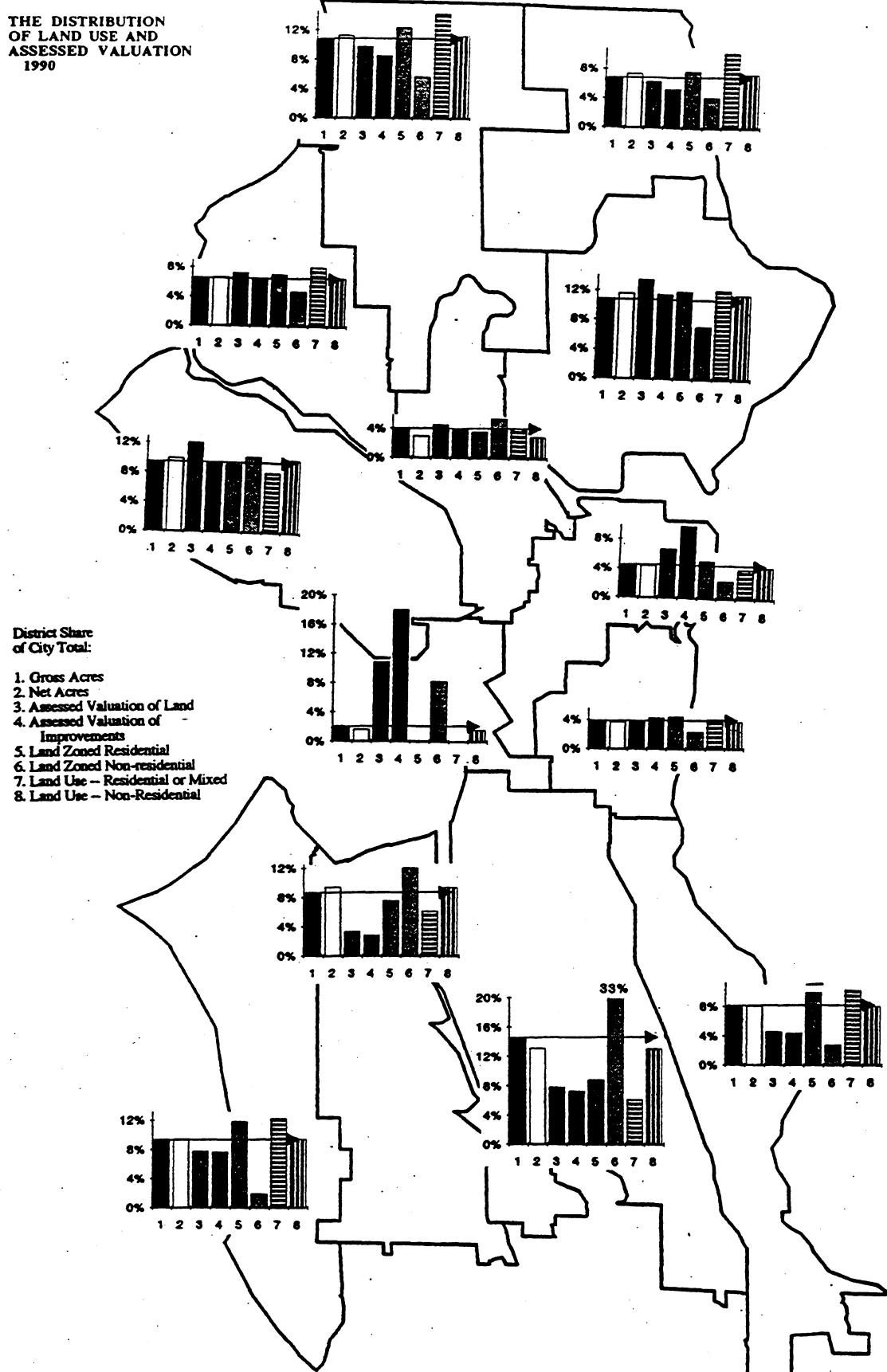
THE DISTRIBUTION OF LAND USE AND ASSESSED VALUATION

The sub-areas defined for this analysis vary substantially in geographic size. The Downtown area accounts for just 2 percent of the total land area in the city while the Duwamish area accounts for fifteen percent. The distribution of gross acres (item 1) which includes fresh water, streets, etc. is almost identical to the distribution of net acres (item2). The largest difference between the two is not surprisingly the Lake Union area which includes Green Lake.

The distribution of Assessed Valuation is reflective of the different economic values placed on residential, commercial and industrial properties. The Downtown area accounts for just two percent of the land area yet accounts for almost 12 percent of the total land assessed valuation and almost twenty percent of the total assessed valuation of improvements. Other areas such as Capitol Hill and the Northeast areas also account for higher than expected shares of assessed valuation. All of the areas south of downtown have lower than expected shares of assessed valuation.

The distribution of land use and zoning indicates the dominance of non-residential activity in Downtown and the Duwamish areas. Only in the Queen Anne/Magnolia and Lake Union areas are non-residential zoning and uses more than would be expected. These areas encompass part of the greater Downtown area including the S. Lake Union and Interbay industrial areas and the Seattle Center.

**THE DISTRIBUTION
OF LAND USE AND
ASSESSED VALUATION
1990**

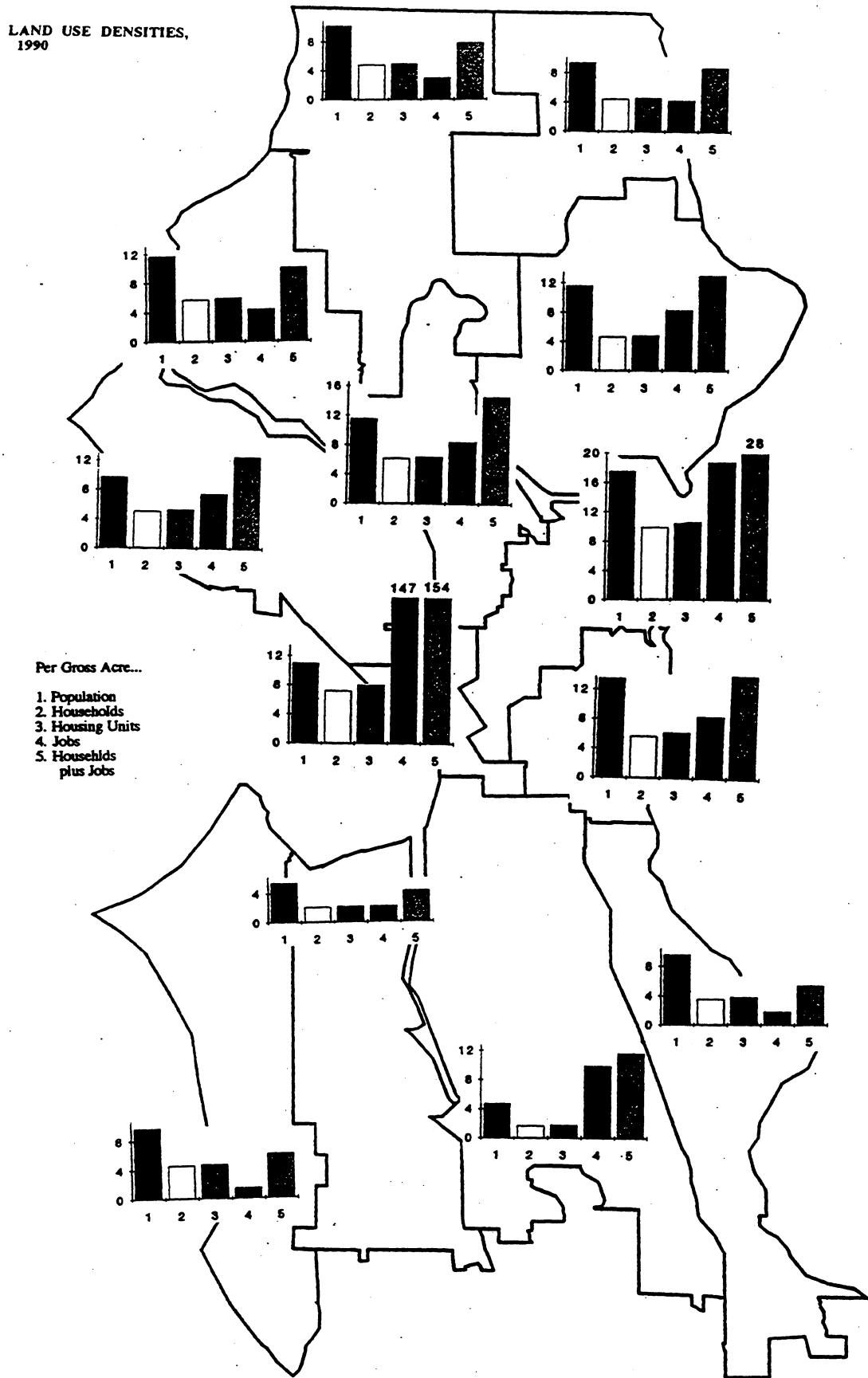


LAND USE DENSITIES

Land use densities vary substantially across the city. Most of the predominately residential sub-areas have population densities of between 8 and 12 people per gross acre. Housing density in these areas is approximately half of population density. One exception is in the Downtown area where population densities are lower when compared to housing densities due to the lower household size.

Job density varies a great deal across the city with Downtown having 147 jobs per gross acre and the Southwest just one job per gross acre.

A better measure of overall activity density is achieved by combining household and jobs density together. This measure shows that the north end has densities ranging between 8 and 16 per gross acre while the areas south of Downtown have densities of between 4 and 12 per gross acre.



CITY OF SEATTLE • PLANNING DEPARTMENT

City of Seattle

Norman B. Rice, Mayor

Seattle Planning Department

J. Gary Lawrence, Director

Project Lead

Eric Friedli

Graphics

Bonita Chinn

Bill Elmeland

Mary Ellen Perko

**CENSUS
96**